RESERVED FOR REGISTRY USE ONLY

LAWRENCE WASTE SERVICES CORP.
PROPOSED COMMERCIAL BUILDING

#39 ALDER STREET
MEDWAY, MA 02059
(ASSESSORS PARCEL 63 - 004)

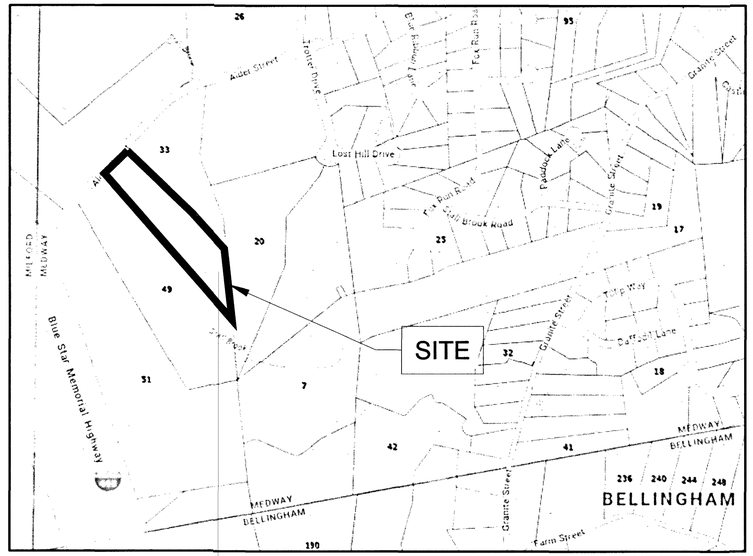
PREPARED FOR - APPLICANT / OWNER

EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

DISTRICT DIMENSIONAL REGULATIONS	
DISTRICT: WEST INDUSTRIAL (WI)	
USE: VACANT LAND (UNDEVELOPED)	
	REQUIRED
MIN. LOT SIZE	40,000 S.F.
MIN. FRONTAGE	100'
MIN. FRONT YARD SETBACK	30'
MIN. SIDE YARD SETBACK	20'
MIN. REAR YARD SETBACK	30'
MAX. BUILDING HEIGHT	60'
MAX. LOT COVERAGE	N/A
MAX. IMPERV. COVERAGE	80%
MIN. OPEN SPACE	20%

WAIVERS LIST:

1. Ch. 200 §204-3.F.1: Waiver from the requirement to provide a Traffic Impact Assessment.
2. Ch. 200 §204-4.B: Waiver from the requirement that site plan be drawn at a scale of one inch equals forty feet.
3. Ch. 200 §204-5.C.3: Waiver from the requirement to provide an existing landscape inventory.
4. Ch. 200 §207-9.E: Waiver from the requirement to provide a pedestrian walkway.
5. Ch. 200 §207-12.B: Waiver from the requirement to provide parking to the side or rear of the site.
6. Ch. 200 §207-12.G.3a: Waiver from the requirement that parking spaces should not be within twenty feet of building entrances.
7. Ch. 200 §207-12.G.3.b: Waiver from the requirement that parking shall not be located within fifteen feet of the side property line.



LOCUS MAP

APPROXIMATE SCALE: 1" = 500'

SHEET #	SHEET NAME
T-1.0	TITLE SHEET
N-1.0	GENERAL NOTES SHEET
1 OF 1	EXISTING CONDITIONS PLAN SURVEY (BY O'DRISCOLL LAND SURVEYING, INC.)
C-1.0	SITE LAYOUT PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	EROSION & SEDIMENT CONTROL PLAN
C-4.1	EROSION & SEDIMENT CONTROL DETAIL
C-5.0 - C-5.2	CONSTRUCTION DETAILS
1 OF 1	CULTEC STORMWATER CHAMBER DETAILS
C-6.0	FIRE TRUCK TURN TEMPLATE
C-6.1	WB-50 TRUCK TURN TEMPLATE
C-7.0	DUMPSTER STORAGE LOCATION PLAN
L-1.0	PLANTING PLAN (BY JCLA)
L-2.0	PLANTING DETAILS (BY JCLA)
1 OF 1	LIGHTING PLANS (BY OTHERS)
-	FLOOR PLAN (BY GROUP 7)
-	FRONT / SIDE ELEVATION (BY GROUP 7)

CIVIL ENGINEER:

CMG ENVIRONMENTAL, INC.
67 HALL ROAD
STURBRIDGE, MA 01560
CONTACT: DAVID FAIST, P.E.
(774) 241 - 0901

SURVEYOR:

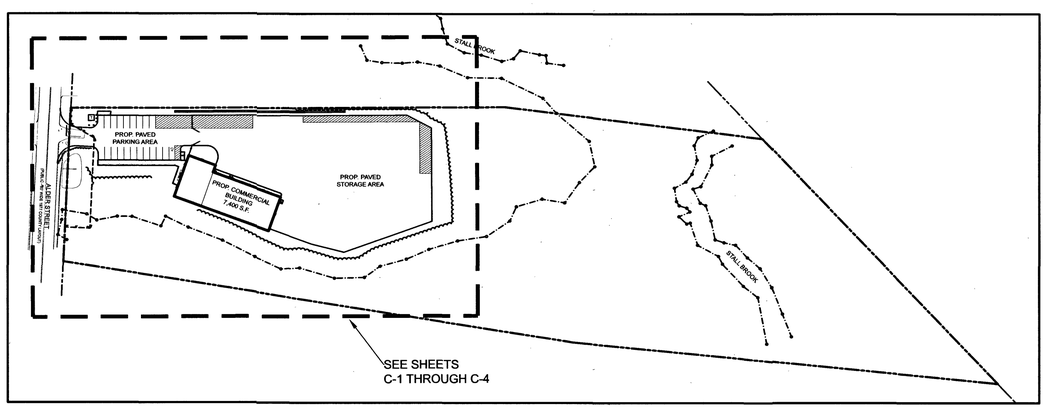
O'DRISCOLL LAND SURVEYING, INC.
46 COTTAGE ST
MEDWAY, MA 02053
CONTACT: DANIEL O'DRISCOLL, P.L.S.
(508) 533 - 3314

ARCHITECT:

GROUP 7 DESIGN
70 NORTH ST., SUITE 2B
MEDFIELD, MA 02052
CONTACT: LUANNE PERRY, FRDI, LEED ID+C
(508) 458 - 4545

WETLAND SPECIALIST:

LEC ENVIRONMENTAL CONSULTANTS, INC.
100 GROVE STREET, SUITE 302
WORCESTER, MA 01605
CONTACT: ANDREA KENDALL, PWS
(508) 753 - 3077



LOCATION PLAN

APPROXIMATE SCALE: 1" = 60'

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

11/11/24
APPROVAL DATE
3/11/25
ENDORSEMENT DATE

I, STEFANY OHANNESIAN, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT TWENTY DAYS HAVE ELAPSED FROM THE DATE OF THE DECISION AND THAT NO APPEAL HAS BEEN FILED ON THIS OFFICE.

ATTEST: TOWN CLERK — DATE 3/24/2025

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1.	6/5/2023	REVISED PER CON. COMM. SITE WALK	RL	DTF
2.	10/18/2023	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
3.	3/4/2024	CLIENT CHANGE OF USE/BUILDING	MM	DTF
4.	9/4/2024	APPLICANT CHANGE & BUILDING MODIFICATION	MM	DTF
5.	11/1/2024	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
6.	2/26/2025	FINAL PEDB ENDORSEMENT SET	MM	DTF
7.	3/11/2025	DRAINAGE EASEMENT MODIFICATION	MM	DTF

COMMONWEALTH OF MASSACHUSETTS
DAVID FAIST
No. 41192
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

PROJECT: PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

PREPARED FOR: EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

CMG EST. 2002
ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906

ISSUE DATE: 4/12/2023
DRAWN BY: MM | CHECKED BY: DTF
SCALE: AS NOTED
PROJECT NO.: 2024-128

TITLE SHEET

T-1.0

GENERAL NOTES:

1. CONTRACTOR SHALL ADHERE TO AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL DETAILS, NOTES, PLANS AND SPECIFICATIONS CONTAINED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK PERFORMED BY THEIR SUBCONTRACTORS IS IN FULL COMPLIANCE WITH THESE REQUIREMENTS. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

   - "EXISTING CONDITIONS PLAN - ETS EQUIPMENT RENTAL, INC", PREPARED BY O'DRISCOLL LAND SURVEYING, INC, DATED 4/12/2023.
   - "WETLAND RESOURCE AREA ANALYSIS REPORT - 39 ALDER STREET, MEDWAY, MA", PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC., DATED 12/15/2022.
   - ARCHITECTURAL FLOOR PLAN AND ELEVATION PLANS PREPARED FOR LAWRENCE WASTE SERVICES, BY GROUP 7 DESIGN.

2. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO PERFORMING ANY WORK ON-SITE OR OFF-SITE. THE CONTRACTOR SHALL THOROUGHLY REVIEW AND UNDERSTAND ALL PERMITS AND PERMIT CONDITIONS, AND NOTIFY THE ENGINEER OF ANY CONFLICT WITH THE DESIGN PLAN PRIOR TO FABRICATION OF ANY MATERIALS OR PRODUCTS TO BE USED AS PART OF THE PROJECT.

3. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THESE PLANS, THE PROJECT'S SPECIFICATIONS, CONDITIONS OF APPROVALS AND PERMITS, AND ALL APPLICABLE RULES, REGULATIONS, CODES, LAWS AND STANDARDS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS NOTED HEREIN ARE A PART OF THE CONSTRUCTION PLANS AND DOCUMENTS. IF DISCREPANCY OR AMBIGUITY EXISTS, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT GOVERN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING SHOULD ANY CONFLICTS BE IDENTIFIED PRIOR TO COMMENCING WITH ANY ADDITIONAL WORK.

5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND PROPOSED LAYOUT DIMENSIONS AND MUST NOTIFY CMG ENVIRONMENTAL, INC. IN WRITING IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER OR ARE IN CONFLICT WITH THE PROPOSED WORK. NO COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ADDITIONAL WORK THAT HA TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS UNLESS THE CONTRACTOR RECEIVES WRITTEN PERMISSION FROM CMG.

6. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/ BUILDING PLANS FOR ALL BUILDING AND ADJACENT APPURTENANCES FOR EXACT LOCATIONS AND DIMENSIONS SUCH AS ENTRY/ EXIT DOOR LOCATIONS, ELEVATIONS, BUILDING DIMENSIONS, AND EXACT UTILITY CONNECTION LOCATIONS.

7. PRIOR TO PERFORMING ANY WORK ONSITE, THE CONTRACTOR SHALL REVIEW ALL CONSULTANTS PLANS AND SPECIFICATIONS INCLUDING THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY ARCHITECT AND SITE ENGINEER IN WRITING OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES WHICH EXIST.

8. DEBRIS MUST NOT BE BURNED OR BURIED ON SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS AND PLANS, AND ALL LOCAL STATE, AND FEDERAL RULES AND REGULATIONS.

9. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS AND THE DESIGN AND INSTALLATION OF ANY SHORING THAT MAY BE REQUIRED, ALL OF WHICH SHALL BE IN ACCORDANCE WITH CURRENT OSHA STANDARDS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR IMPLEMENTING ANY ADDITIONAL PRECAUTIONS TO PROTECT AND ASSURE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

10. THE CONTRACTOR SHALL PROTECT AND ASSURE STABILITY OF STRUCTURES (SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE) ADJACENT TO THE WORK AREA THAT ARE TO REMAIN, AND IMPLEMENT ANY APPROPRIATE MEASURES REQUIRED TO ENSURE STRUCTURAL STABILITY OF THE SAME. CONTRACTOR SHALL ASSURE A SAFE WORK AREA FOR WORKERS, PEDESTRIANS, ANY THIRD PARTY, AND ABUTTING PROPERTIES.

11. THE CONTRACTOR IS RESPONSIBLE FOR ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING OR PROPOSED STRUCTURES (INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC.) AND ANY OTHER IMPROVEMENTS THAT ARE TO REMAIN AND SHALL BEAR ANY AND ALL COSTS THAT MAY BE ASSOCIATED WITH THE SAME. IF ANY EXISTING STRUCTURES THAT ARE TO REMAIN ARE DAMAGED DURING DEMOLITIONS, REPAIRS SHALL BE MADE USING NEW PRODUCT/ MATERIALS RESULTING IN A PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

12. ALL CONCRETE MUST BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED ON THE PLANS, DETAILS, AND/OR GEOTECHNICAL REPORT.

13. CMG ENVIRONMENTAL, INC. HAS NO RESPONSIBILITY REGARDING JOB SAFETY AND/OR OVERSIGHT/ SUPERVISION, OR ANYTHING RELATED TO THE SAME, LEGALLY NOR CONTRACTUALLY. AT ANY TIME, CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SAFETY ISSUES.

14. CMG ENVIRONMENTAL, INC. WILL REVIEW CONTRACTOR SUBMITTALS WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE SOLE PURPOSE OF CHECKING FOR CONFORMANCE WITH THE INTENT OF THE DESIGN AND CONTRACT DOCUMENTS. CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS UNLESS CONTRACTOR RECEIVED EXPLICIT DIRECTION TO DO SO, IN WRITING, FROM CMG ENVIRONMENTAL, INC.

15. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A TRAFFIC PROTECTION PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER ON AND/OR OFF-SITE. THE COST ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF SAID PLAN SHALL BE INCLUDED IN THE BASE BID/ CONTRACT COST.

16. ALL ONSITE AND OFF-SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO MANUAL IF UNIFORM CONTROL DEVICES OR LOCAL APPROVAL REQUIREMENTS.

17. THE CONTRACTOR SHALL INSTALL AND/OR CONSTRUCT ALL ASPECTS OF THE PROJECT IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S INSTALLATION STANDARDS, RECOMMENDATIONS AND SPECIFICATIONS, AND IN CASE OF CONFLICT, THE MORE RESTRICTIVE SHALL GOVERN.

TYPICAL ABBREVIATIONS

PROP.	PROPOSED	E.O.P.	EDGE OF PAVEMENT	VAC.	VACUUM
EX.	EXISTING	V.G.C.	VERTICAL GRANITE CURB	TRANS.	TRANFORMER
N/F	NOW OR FORMERLY	S.G.C.	SLOPED GRANITE CURB	GEN.	GENERATOR
ND	NOT DETERMINED	C.C.B.	CAPE COD BERM	APPROX. LOC.	APPROXIMATE LOCATION
TBR	TO BE REMOVED	B.C.C.	BITUMINOUS CONCRETE CURB	INV.	INVERT
CONC.	CONCRETE	C.C.	CONCRETE CURB	TBD	TO BE DETERMINED
BIT.	BITUMINOUS	W.G.	WATER GATE	FF	FINISH FLOOR ELEVATION
UP	UTILITY POLE	G.G.	GAS GATE	TF	TOP OF FOUNDATION ELEVATION
L.S.A.	LANDSCAPE AREA	M.E.	MATCH EXISTING	OHD	OVERHEAD DOOR

GENERAL DEMOLITION NOTES:

1. THE DEMOLITION PLAN IS INTENDED TO PROVIDE ONLY GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED.

2. THIS PLAN REFERENCES MATERIALS AND DOCUMENTS NOTED HEREIN, IN PARTICULAR BUT NOT LIMITED TO THOSE LISTED IN THE GENERAL NOTES SECTION.

3. CONTRACTOR MUST NOTIFY, IN WRITING, CMG ENVIRONMENTAL, INC., IF THEY HAVE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS, RELATED SPECIFICATIONS, ANY APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. IF SUCH NOTIFICATION IS GIVEN, NO DEMOLITION OR SITE ACTIVITY MAY BEGIN UNTIL SUCH TIME THAT CMG ENVIRONMENTAL, INC. PROVIDES A WRITTEN RESPONSE TO SAME. ALL DEMOLITION WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

4. CONTRACTOR SHALL PERFORM ALL WORK IN A SYSTEMATIC AND SAFE MANNER AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.), AMENDMENTS TO AND/OR REVISIONS TO SAME.

5. PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (LOCAL, STATE, AND/OR FEDERAL) AND MAINTAIN SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER REGULATORY AGENCIES THROUGHOUT THE DURATION OF THE PROJECT.

6. PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL NOTIFY, AT A MINIMUM, THE BUILDING OFFICIAL, CITY ENGINEER, DEPARTMENT OF PUBLIC WORKS, PLANNING AND/OR ZONING COMMISSIONS/BOARDS, THE DESIGN ENGINEER, AND LOCAL WETLAND COMMISSION, 72 HOURS PRIOR TO THE START OF WORK.

7. PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL IMPLEMENT THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NOTED ON THE PLANS AND PRIOR TO ANY SITE DISTURBANCE.

8. PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL "CALL BEFORE YOU DIG" AND/OR THE APPLICABLE STATE DAMAGE CONTROL SYSTEM FOR THE REQUIRED UTILITY MARK OUTS IN ADVANCE OF ANY EARTH DISTURBANCE. IN ADDITION TO THIS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AL EXISTING ONSITE UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY, AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF THE WORK.

9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS.

10. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE OPERATION AND SERVICE OF ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES. SHOULD A TEMPORARY INTERRUPTION OF UTILITY SEVRICES BE REQUIRED AS PART OF THE PROPOSED CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES AND THE AFFECTED END USER TO MINIMIZE IMPACT AND SERVICE INTERRUPTION.

11. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES FOR THE TEMPORARY AND PERMANENT TERMINATION OF ANY AND ALL SERVICES THAT ARE REQUIRED FOR THE PROPERTY WHETHER SHOWN ON THE SITE PLANS OR NOT. TERMINATION OF UTILITIES SHALL BE PERFORMED IN COMPLIANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.

12. SHOULD HAZARDOUS MATERIAL BE DISCOVERED/ ENCOUNTERED, WHICH WAS NOT ANTICIPATED AND/OR ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, CEASE ALL WORK IMMEDIATELY AND NOTIFY OWNER AND ENGINEER OF RECORD REGARDING THE DISCOVERY OF SAME.

13. CMG ENVIRONMENTAL, INC. HAS NO RESPONSIBILITY REGARDING JOB SAFETY AND/OR OVERSIGHT AND SUPERVISION, OR ANYTHING RELATED TO SAME, LEGALLY NOR CONTRACTUALLY.

14. THE CONTRACTOR IS RESPONSIBLE FOR ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE TO REMAIN. IF ANY EXISTING STRUCTURES THAT ARE TO REMAIN ARE DAMAGED DURING DEMOLITION, REPAIRS SHALL BE MADE USING NEW PRODUCT/ MATERIALS RESULTING IN A PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR COSTS.

15. ALL BACKFILLING REQUIRED AS A RESULT OF DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE OF THE OF THE GEOTECHNICAL REPORT, OR IN ITS ABSENCE, THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION).

16. THE USE OF EXPLOSIVES FOR THE PURPOSE OF DEMOLITION OR ROCK REMOVAL MUST BE IN COMPLIANCE OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE FEDERAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTIONS, MONITORING, OR TESTING AS MAY BE REQUIRED BY ANY AND ALL PERMITS AND REGULATIONS.

17. CONTRACTOR SHALL CONTROL TRAFFIC ON AND OFFSITE IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS FOR ALL ASPECTS OF DEMOLITION AND SITE WORK.

18. CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR THE MEANS, METHOD, AND/OR PROCEDURES TO BE IMPLEMENTED FOR THE PROJECT. ALL WORK MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS.

19. DEBRIS SHALL NOT BE BURIED ON SITE. ALL DEMOLITION MATERIALS TO BE DISPOSED OF SHALL BE DONE SO IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS OF ALL DISPOSAL AND TRANSPORT ACTIVITIES INCLUDING DEBRIS AND SOIL REMOVAL.

20. CONTRACTOR MUST PREPARE RECORD DRAWINGS OF ALL SUBTERRANEAN UTILITIES PRIOR TO BURIAL DEPICTING THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED AS WELL AS NEW UTILITY SERVICES AND PROVIDE TO THE PROPERTY OWNER AND THE ENGINEER OF RECORD.

GENERAL GRADING & UTILITY NOTES:

1. PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL "CALL BEFORE YOU DIG", "DIG SAFE" AND/OR APPLICABLE STATE DAMAGE CONTROL SYSTEM FOR THE REQUIRED UTILITY MARK OUTS IN ADVANCE OF ANY EARTH DISTURBANCE. IN ADDITION TO THIS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF THE PROJECT ACTIVITIES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES AND THE CONTRACTOR. WATER, SANITARY SEWER, AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.

2. CONSTRUCTION SHALL BEGIN AT THE LOWEST ELEVATION AND/OR INVERT (POINT OF CONNECTION) AND PROGRESS UPGRADIENT. WHERE UTILITIES ARE PROPOSED TO CROSS/ TRAVERSE EXISTING UNDERGROUND UTILITIES, THE ELEVATIONS OF THE EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION BY EXCAVATING A TEST PIT AT THE PROPOSED UTILITY CROSSING POINT TO VERIFY EXISTING UTILITY LOCATIONS, ELEVATIONS, AND/OR INVERTS. SHOULD THE FIELD VERIFIED EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED SITE DESIGNS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING AND SHALL NOT PROCEED WITH SAID UTILITY CONSTRUCTION UNTIL FURTHER DIRECTION IS GIVEN FROM THE DESIGN ENGINEER.

3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

4. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONSTRUCTION AND CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE PERMITS AND CONDITIONS, DRAWINGS, REPORTS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT PRIOR TO MOBILIZATION FOR AND COMMENCEMENT OF CONSTRUCTION. SHOULD THERE BE ANY CONFLICT AND/OR DISCREPANCY BETWEEN ANY OF THE DOCUMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER IN WRITING OUTLINING SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION.

5. THE CONTRACTOR MUST INSTALL ALL UTILITIES THAT FUNCTION BY GRAVITY, INCLUDING STORM SEWER AND SANITARY SEWER COMPONENTS, PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

6. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS AND SERVICE SIZES, GREASE TRAP REQUIREMENTS/ DETAILS, DOOR ACCESS, AND EXTERIOR GRADING AND REPORT CONFLICT WITH THE SITE PLAN TO THE ENGINEER.

7. THE CONTRACTOR MUST COORDINATE INSTALLATION OF ALL UTILITY'S SERVICES WITH THE INDIVIDUAL SERVICE PROVIDER TO ASSURE INDIVIDUAL INSTALLATION REQUIREMENTS ARE MET. THE CONTRACTOR SHALL ENSURE THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS SET FORTH BY THE JURISDICTION HAVING AUTHORITY AND CONTROL OF SAID UTILITY.

8. WATER SERVICE AND WATER MAIN INSTALLATIONS SHALL BE PER THE SPECIFICATIONS OF THE LOCAL UTILITY COMPANY HAVING JURISDICTION OF THE UTILITY INCLUDING, BUT NOT LIMITED TO PRODUCT MATERIALS AND BURIAL DEPTHS. CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY COMPANY AND THE ARCHITECT TO ASSURE PROPER WATER METER SIZING PRIOR TO CONSTRUCTION.

9. SERVICES FOR ELECTRICAL, CABLE TV, FIBER OPTIC, TELEPHONE, ETC. SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED ON THE PLANS AND INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER'S SPECIFICATIONS AND STANDARDS.

10. SITE GRADING, EXCAVATION, FILL, COMPACTION AND MATERIALS USED FOR EARTH WORK AND UTILITY INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS SET FORTH IN GEOTECHNICAL REPORT REFERENCED FOR THIS PROJECT OR THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS, WHEN GEOTECHNICAL REPORT OR RECOMMENDATIONS HAVE NOT BEEN DEVELOPED, ALL SOILS/ MATERIALS, FILLS, AND COMPACTION SHALL COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO. CMG ENVIRONMENTAL, INC. SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION, AND BACKFILL.

11. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARD AND REGULATIONS, AS WELL AS ANY LOCAL AUTHORITY THAT MAY HAVE JURISDICTION OVER TRENCHING PROCEDURES. CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR ANY MEANS AND METHODS OR PERFORMANCE CRITERIA ASSOCIATED WITH EXCAVATION TRENCHING AND IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR APPROPRIATE PROCEDURES ARE ADHERED TO.

12. CONTRACTOR SHALL ADJUST FRAMES, COVERS, AND GRATES OF ALL EXISTING MANHOLES, INLET STRUCTURES, WATER GATE BOXES, AND SANITARY CLEANOUT RISERS AS NECESSARY, TO MATCH PROPOSED GRADES.

13. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. IF HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. ROOF DRAINS MUST BE PVC SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

14. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY SEWER LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.

15. PIPE LENGTHS INDICATED FOR SANITARY AND STORM SEWERS ARE MEASURED CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

16. ROOF DRAIN LOCATIONS ARE APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY FOR COORDINATING THE RROF CONNECTIONS WITH FINAL ARCHITECTURAL PLAN LOCATIONS.

17. WATER MAIN AND WATER SERVICE PIPING SHALL BE INSTALLED PER THE LOCAL WATER COMPANY'S OR THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS. IN THE ABSENCE OF SUCH SPECIFICATIONS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION.

18. THE CONTRACTOR SHALL ENSURE THAT ANY AND ALL WORK LOCATED IN THE EXISTING PAVED ROADWAYS AND/OR STREETS BE REPAIRED IN ACCORDANCE WITH THE REFERENCED MUNICIPAL, COUNTY, AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PERMITTING, INSPECTION, AND APPROVAL OF COMPLETED WORK WITH THE AGENCY HAVING JURISDICTION OVER THE PROPOSED WORK.

19. THE RELOCATION OF EXISTING AND/OR THE INSTALLATION OF NEW UTILITY POLES AND TRANSFORMERS ARE AT THE SOLE DISCRETION OF UTILITY COMPANIES TO FINALIZE ALL UTILITY SERVICES AND/OR RELOCATIONS TO ASSURE NO CONFLICT WITH THE DESIGN PLANS. SHOULD A CONFLICT ARISE DUE TO THE FINAL DESIGNS OF THE UTILITY COMPANY, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING AND AWAIT A WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH FURTHER UTILITY INSTALLATIONS.

20. APPLICANT HAS AGREED TO PROVIDE THE TOWN OF MEDWAY WITH A MODIFIED DRAINAGE EASEMENT FOR THE EXISTING TOWN STORMWATER SYSTEM ALONG THE ALDER STREET FRONTAGE. APPLICANT IS RESPONSIBLE FOR PROVIDING A RECORDABLE PLAN SHOWING THE MODIFIED DRAINAGE EASEMENT AS SHOWN ON SHEET C-1.0 AND C-2.0. PURPOSE OF THE EASEMENT WILL BE SOLELY FOR THE ON-GOING AND FUTURE MAINTENANCE OF THE TOWN'S EXISTING STORMWATER DRAIN PIPE AND STORMWATER BASIN LOCATED ON THE 39 ALDER STREET PROPERTY.

ADA INSTRUCTIONS TO CONTRACTOR:

1. THE CONTRACTOR SHALL REVIEW THE PROPOSED CONSTRUCTION WITH THE LOCAL BUILDING OFFICIAL PRIOR TO THE START OF CONSTRUCTION.

2. CONTRACTORS SHALL BE PRECISE IN THE CONSTRUCTION OF AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PARKING, COMPONENTS, AND ACCESS ROUTES FOR THE PROJECT. THESE COMPONENTS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA REGULATIONS AND CONSTRUCTION STANDARDS. THESE COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - PARKING SPACES AND PARKING AISLES SHALL NOT EXCEED A 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) SLOPE IN ANY DIRECTION
   - CURB RAMPS SHALL NOT EXCEED A 1:12 (8.3%) SLOPE FOR A MAXIMUM LENGTH OF SIX (6) FEET
   - RAMPS SHALL BE EQUIPPED WITH LANDINGS AT EACH END, SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION, AND HAVE POSITIVE DRAINAGE AWAY FROM THE LANDING.
   - ACCESSIBLE ROUTES SHALL BE A MINIMUM OF 36" WIDE (UNOBSTRUCTED). HANDRAILS AND CAR OVERHANGS MAY NOT OBSTRUCT THESE AREAS. LONGITUDINAL SLOPES (DIRECTION OF TRAVEL) SHALL NOT EXCEED 1:20 (5.0%) AND SHALL HAVE A CROSS SLOPE NO GREATER THAN 1:50 (2.0%)
   - ACCESSIBLE ROUTES EXCEEDING 1:20 (5.0%) SHALL BE CONSIDERED A "RAMP". MAXIMUM SLOPES OF A RAMP SHALL BE 1:12 (8.3%) IN THE DIRECTION OF TRAVEL, AND A CROSS SLOPE OF 1:50 (2.0%). RAMPS SHALL HAVE MAXIMUM RISE OF 2.5 FEET, SHALL BE EQUIPPED WITH HAND RAILS AND LANDINGS AT THE TOPS AND BOTTOM OF THE RAMP. LANDINGS SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION AND HAVE POSITIVE DRAINAGE AWAY FOR THE LANDING.
   - A LANDING SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS. LANDINGS SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION AND HAVE POSITIVE DRAINAGE AWAY FOR THE LANDING. THE LANDING SHALL BE NO LESS THAN 60 INCHES LONG UNLESS PERMITTED OTHERWISE PER THE ADA REGULATIONS.

3. THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN IN AREAS OF EXISTING DOORWAYS, ACCESSIBLE ROUTES OR OTHER AREAS WHERE RE-CONSTRUCTION IS PROPOSED. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY FIELD CONDITIONS THAT DIFFER IN ANY MANNER FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTING PROPERTY LINE	
	IRON PIPE	
	MONUMENT	
	UTILITY POLE	
	FIRE HYDRANT	
W.G.	WATER GATE	W.G.
W	WATER LINE	W
G.G.	GAS VALVE	G.G.
G	GAS LINE	G
	CATCH BASIN	
	DRAINAGE MAINHOLE	
	DRAINAGE LINE	
	SEWER MANHOLE	
S	SEWER LINE	S
OHW	OVERHEAD ELECTRIC	OHW
UGE	UNDERGROUND ELECTRIC	UGE
50	CONTOUR LINE	50
	SOIL TEST PIT	
	PERCOLATION TEST	
	FENCE	
	TREELINE	
	BOLLARD	
	EDGE OF WETLANDS	
	WETLAND SYMBOL	
	WETLAND BUFFER	
	EROSION CONTROL BARRIER	
	CATCH BASIN PROTECTION	
	LIMIT OF WORK	

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
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6.	2/26/2025	FINAL PEDB ENDORSEMENT SET	MM	DTF
7.	3/11/2025	DRAINAGE EASEMENT MODIFICATION	MM	DTF

COMMONWEALTH OF MASSACHUSETTS
DAVID T FAIST
CIVIL
No. 41192
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

PROJECT:
PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

PREPARED FOR:
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906

CMG EST. 2002

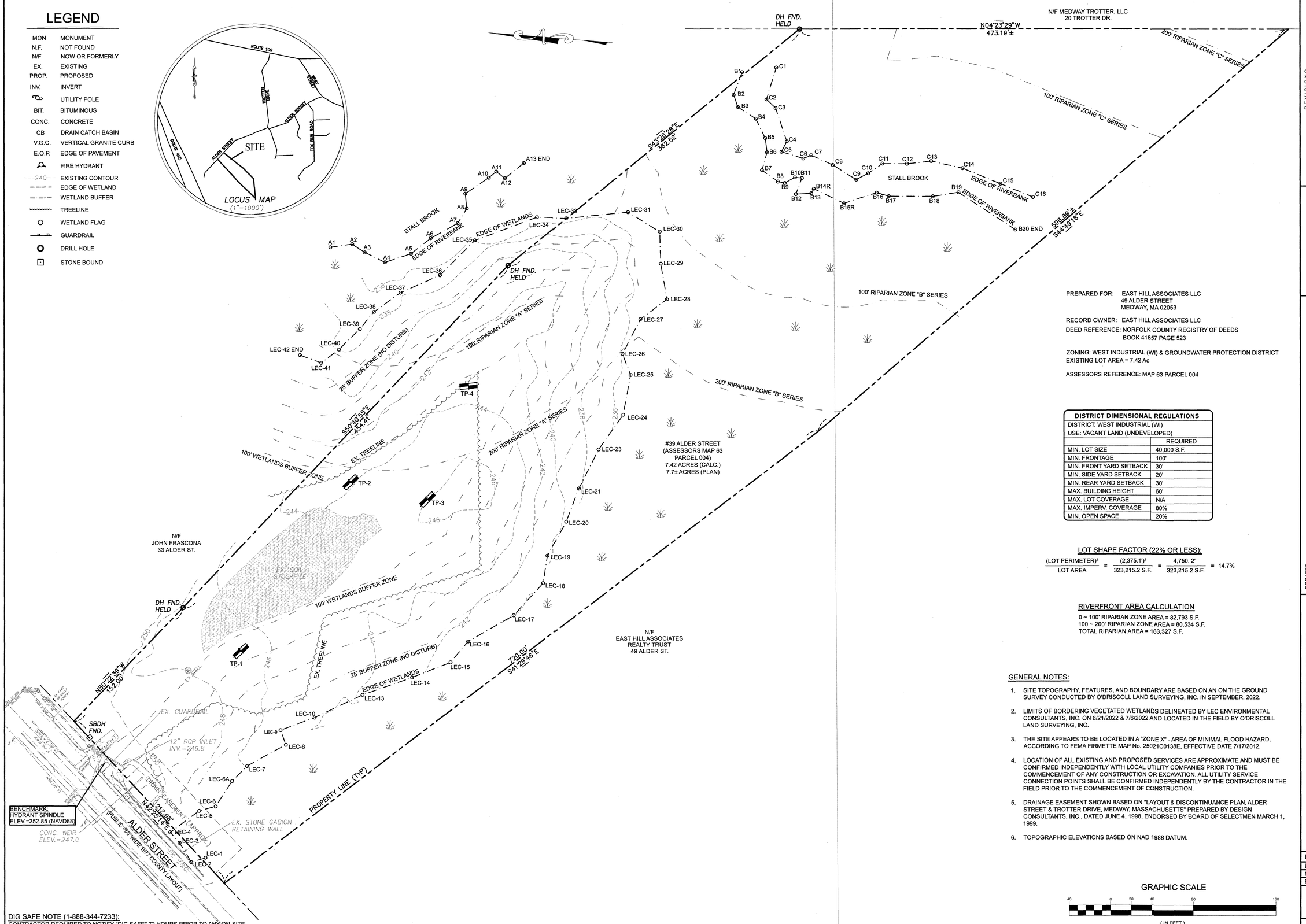
ISSUE DATE: 4/12/2023
DRAWN BY: MM | CHECKED BY: DTF
SCALE: AS NOTED
PROJECT NO.: 2024-128

GENERAL NOTES SHEET

N-1.0

LEGEND

MON	MONUMENT
N.F.	NOT FOUND
N/F	NOW OR FORMERLY
EX.	EXISTING
PROP.	PROPOSED
INV.	INVERT
	UTILITY POLE
BIT.	BITUMINOUS
CONC.	CONCRETE
CB	DRAIN CATCH BASIN
V.G.C.	VERTICAL GRANITE CURB
E.O.P.	EDGE OF PAVEMENT
	FIRE HYDRANT
240	EXISTING CONTOUR
	EDGE OF WETLAND
	WETLAND BUFFER
	TREELINE
	WETLAND FLAG
	GUARDRAIL
	DRILL HOLE
	STONE BOUND



PREPARED FOR: EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

RECORD OWNER: EAST HILL ASSOCIATES LLC

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 41857 PAGE 523

ZONING: WEST INDUSTRIAL (WI) & GROUNDWATER PROTECTION DISTRICT
EXISTING LOT AREA = 7.42 Ac

ASSESSORS REFERENCE: MAP 63 PARCEL 004

DISTRICT DIMENSIONAL REGULATIONS	
DISTRICT: WEST INDUSTRIAL (WI)	
USE: VACANT LAND (UNDEVELOPED)	
	REQUIRED
MIN. LOT SIZE	40,000 S.F.
MIN. FRONTAGE	100'
MIN. FRONT YARD SETBACK	30'
MIN. SIDE YARD SETBACK	20'
MIN. REAR YARD SETBACK	30'
MAX. BUILDING HEIGHT	60'
MAX. LOT COVERAGE	N/A
MAX. IMPERV. COVERAGE	80%
MIN. OPEN SPACE	20%

LOT SHAPE FACTOR (22% OR LESS):

$$\frac{(\text{LOT PERIMETER})^2}{\text{LOT AREA}} = \frac{(2{,}375.1')^2}{323{,}215.2\ \text{S.F.}} = \frac{4{,}750.\ 2'}{323{,}215.2\ \text{S.F.}} = 14.7\%$$

RIVERFRONT AREA CALCULATION

0 ~ 100' RIPARIAN ZONE AREA = 82,793 S.F.
100 ~ 200' RIPARIAN ZONE AREA = 80,534 S.F.
TOTAL RIPARIAN AREA = 163,327 S.F.

GENERAL NOTES:

1. SITE TOPOGRAPHY, FEATURES, AND BOUNDARY ARE BASED ON AN ON THE GROUND SURVEY CONDUCTED BY O'DRISCOLL LAND SURVEYING, INC. IN SEPTEMBER, 2022.
2. LIMITS OF BORDERING VEGETATED WETLANDS DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON 6/21/2022 & 7/6/2022 AND LOCATED IN THE FIELD BY O'DRISCOLL LAND SURVEYING, INC.
3. THE SITE APPEARS TO BE LOCATED IN A "ZONE X" - AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FIRMETTE MAP No. 25021C0138E, EFFECTIVE DATE 7/17/2012.
4. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. DRAINAGE EASEMENT SHOWN BASED ON "LAYOUT & DISCONTINUANCE PLAN, ALDER STREET & TROTTER DRIVE, MEDWAY, MASSACHUSETTS" PREPARED BY DESIGN CONSULTANTS, INC., DATED JUNE 4, 1998, ENDORSED BY BOARD OF SELECTMEN MARCH 1, 1999.
6. TOPOGRAPHIC ELEVATIONS BASED ON NAD 1988 DATUM.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1	8/8/2024	APPLICANT CHANGE & BUILDING MODIFICATION	MM	DTF
2	11/1/2024	PER TOWN & PEER REVIEW COMMENTS	MM	DTF

COMMONWEALTH OF MASSACHUSETTS
DANIEL A. O'DRISCOLL
No. 39050
PROFESSIONAL LAND SURVEYOR
11/1/2024
PROFESSIONAL SEAL

PROJECT: EXISTING CONDITIONS PLAN
39 ALDER STREET
MEDWAY, MA 02053

PREPARED FOR: EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906

CMG EST. 2002

O'DRISCOLL
LAND SURVEYING Inc.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

DATE: 04/12/2023
DRAWN: RL CHECKED: DAO
SCALE: 1" =40'
PROJ. #: 2020-149

EXISTING CONDITIONS PLAN

EX-1.0

ZONING INFORMATION TABLE - MEDWAY, MA
#39 ALDER STREET, MEDWAY, MA

PREPARED FOR - APPLICANT/OWNER: EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

ASSESSOR'S MAP ID: 63-004 DEED: BK 41857 PG 523

EXISTING ZONE: WI (WEST INDUSTRIAL) & GROUNDWATER PROTECTION DISTRICT OVERLAY

EXISTING USE: VACANT INDUSTRIAL PROPERTY

PROPOSED USE: OFFICE/GARAGE FACILITY, LIGHT INDUSTRIAL SPACE

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	40,000 S.F.	323,351 S.F. (7.42 Acres)	323,351 S.F. (7.42 Acres)
FRONTAGE	100 FT.	212.98 FT.	212.98 FT.
FRONT SETBACK	30 FT.	N/A	150.37 FT.
SIDE SETBACK	20 FT.	N/A	66.10 FT.
REAR SETBACK (MIN.)	30 FT.	N/A	677.9 FT.
MAX. BLDG. HEIGHT	60 FT.	N/A	25 FT.
LOT BLDG. COVERAGE (MAX.)	N/A	N/A	7,400 S.F. (2.3%)
IMPERVIOUS COVERAGE (MAX.)	80 %	238 S.F.	64,345 S.F. (19.9%)

PROPOSED PARKING CALCULATION	REQUIRED	PROPOSED
Office:		
(1 Space / 300 s.f.) x 2,400 s.f.	8 Spaces	8 Spaces
Industrial:		
(1 Space / 1,000 s.f.) x 5,000 s.f.	5 Spaces	8 Spaces
(1 Space / 2 Employees) x 5 Employees	3 Spaces	5 Spaces
Total Spaces =	16 Spaces*	21 Spaces*
	*Includes Handicap Space	
Marked Handicap Accessible Spaces (1-25 Spaces) 1 Van Accessible	1 HC Space	1 HC Space

RIVERFRONT DISTURBANCE CALCULATION

TOTAL RIPARIAN AREA (0'~200') = 163,327 S.F.
10% OF RIPARIAN AREA = 16,332 S.F.
PROPOSED RIVERFRONT DISTURBANCE (100'~200') = 10,305 S.F.

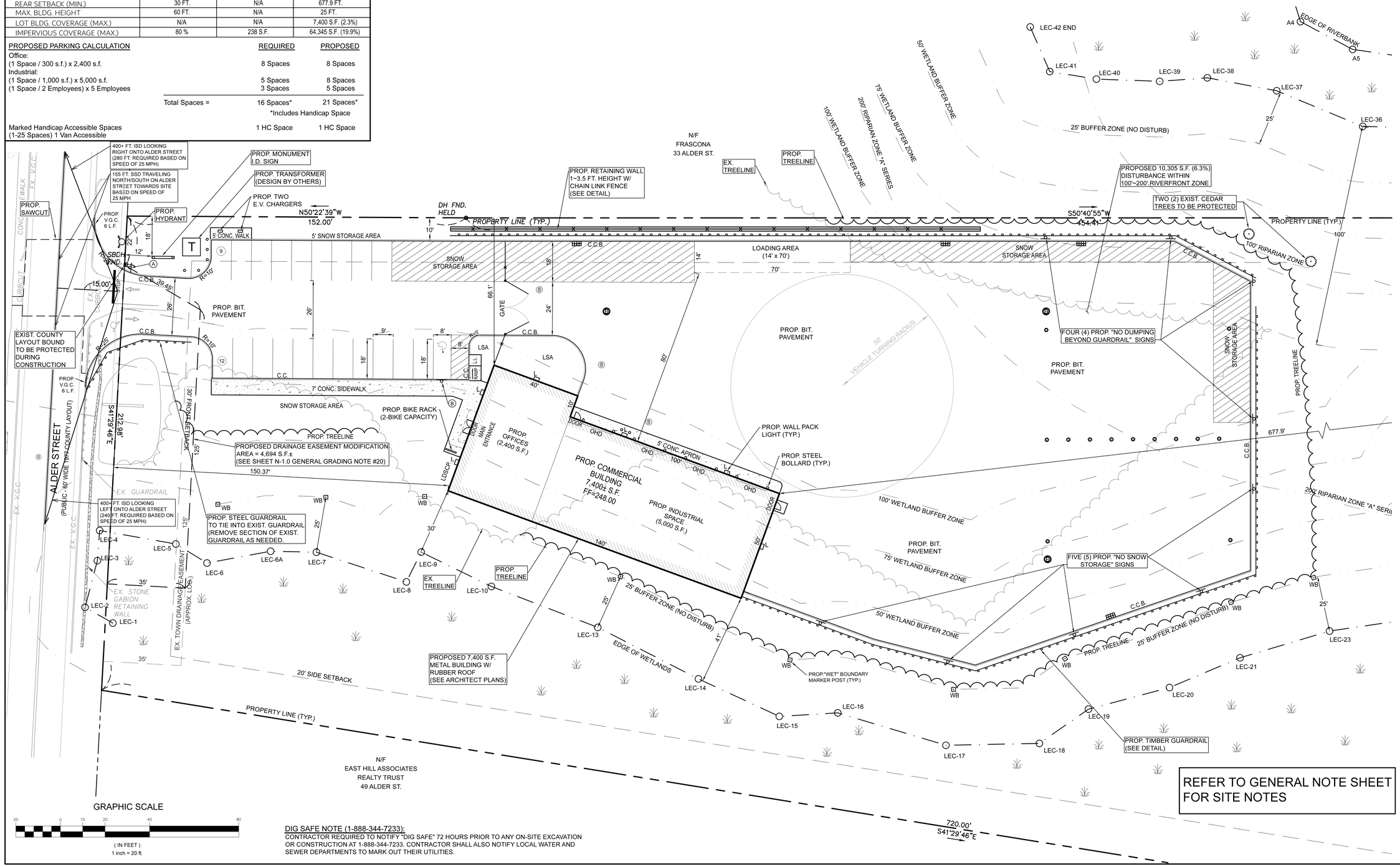
PAVEMENT STRIPING LEGEND:

- 4" WIDE WHITE PARKING STALL LINE
- 4" WIDE @ 3'o.c. WHITE STRIPING
- WHITE LEGEND (3.5' x 2.5')
- 12" WIDE WHITE CROSS- WALK STRIPE & STOP BAR
- PAINTED TRAFFIC FLOW ARROWS
- WHITE LEGEND (R, 3' x 6')

SIGN LEGEND:

(A) R1-1 30" STOP SIGN

(B) R7-8 ACCESSIBLE PARKING SIGN (RESERVED PARKING, 1'-0" x 1'-8")



REFER TO GENERAL NOTE SHEET FOR SITE NOTES

DIG SAFE NOTE (1-888-344-7233):

CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

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6.	2/26/2025	FINAL PEDB ENDORSEMENT SET	MM	DTF
7.	3/11/2025	DRAINAGE EASEMENT MODIFICATION	MM	DTF

COMMONWEALTH OF MASSACHUSETTS
DAVID T. FAUST
No. 41192
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

PROJECT:
PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

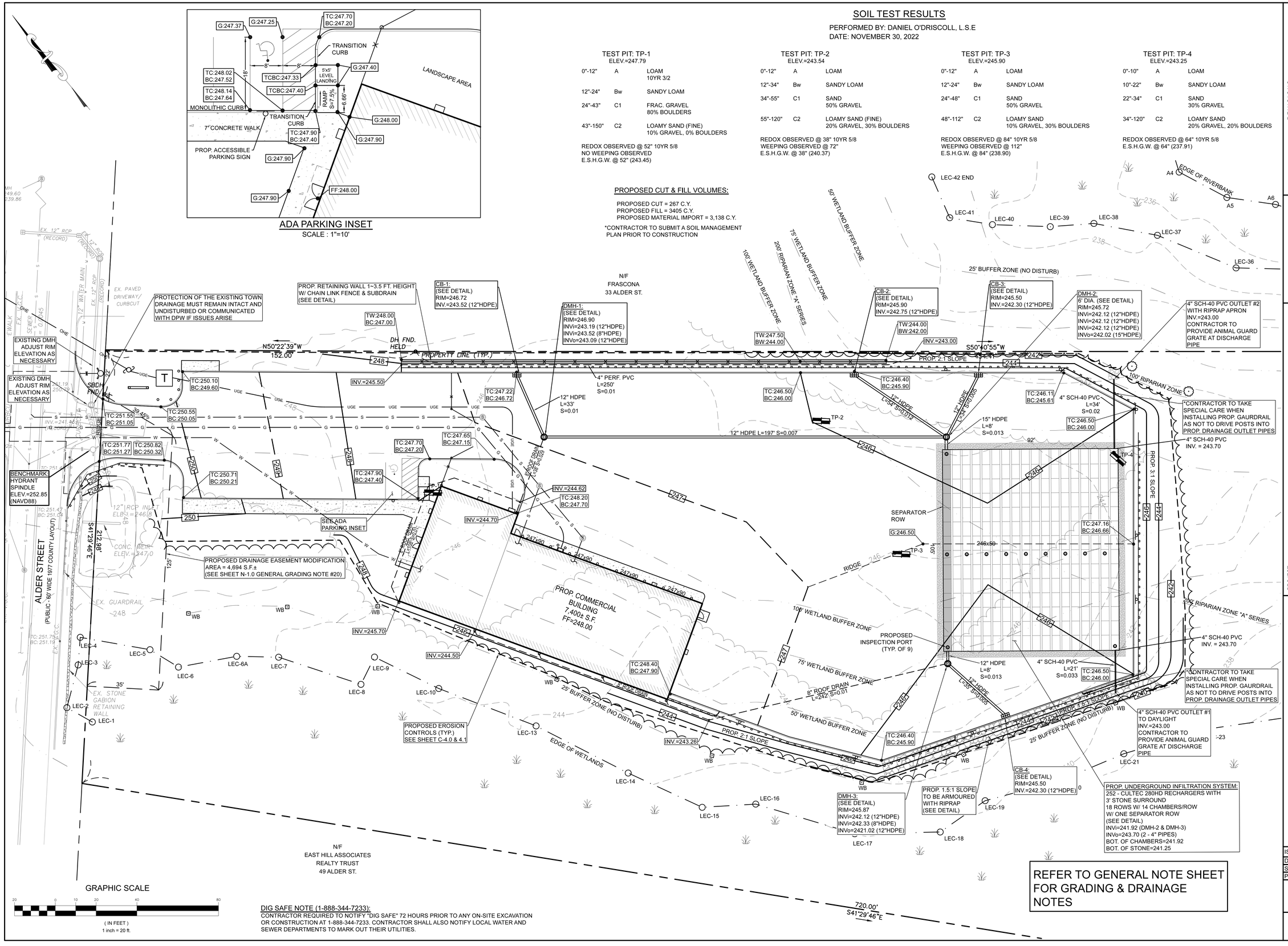
PREPARED FOR:
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906
CMG EST. 2002

ISSUE DATE: 4/12/2023
DRAWN BY: MM CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2024-128

SITE LAYOUT PLAN

C-1.0



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COMMONWEALTH OF MASSACHUSETTS
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REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

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SCALE: 1" = 20'
PROJECT NO.: 2024-128

GRADING & DRAINAGE PLAN

C-2.0

CONTACTS:

MEDWAY DEPARTMENT OF PUBLIC WORKS
PETER PELLETIER - DPW DIRECTOR
45B HOLLISTON STREET - DOOR 9
MEDWAY, MA 02053
PHONE: (508) 533-3275
EMAIL: dpw@townofmedway.org

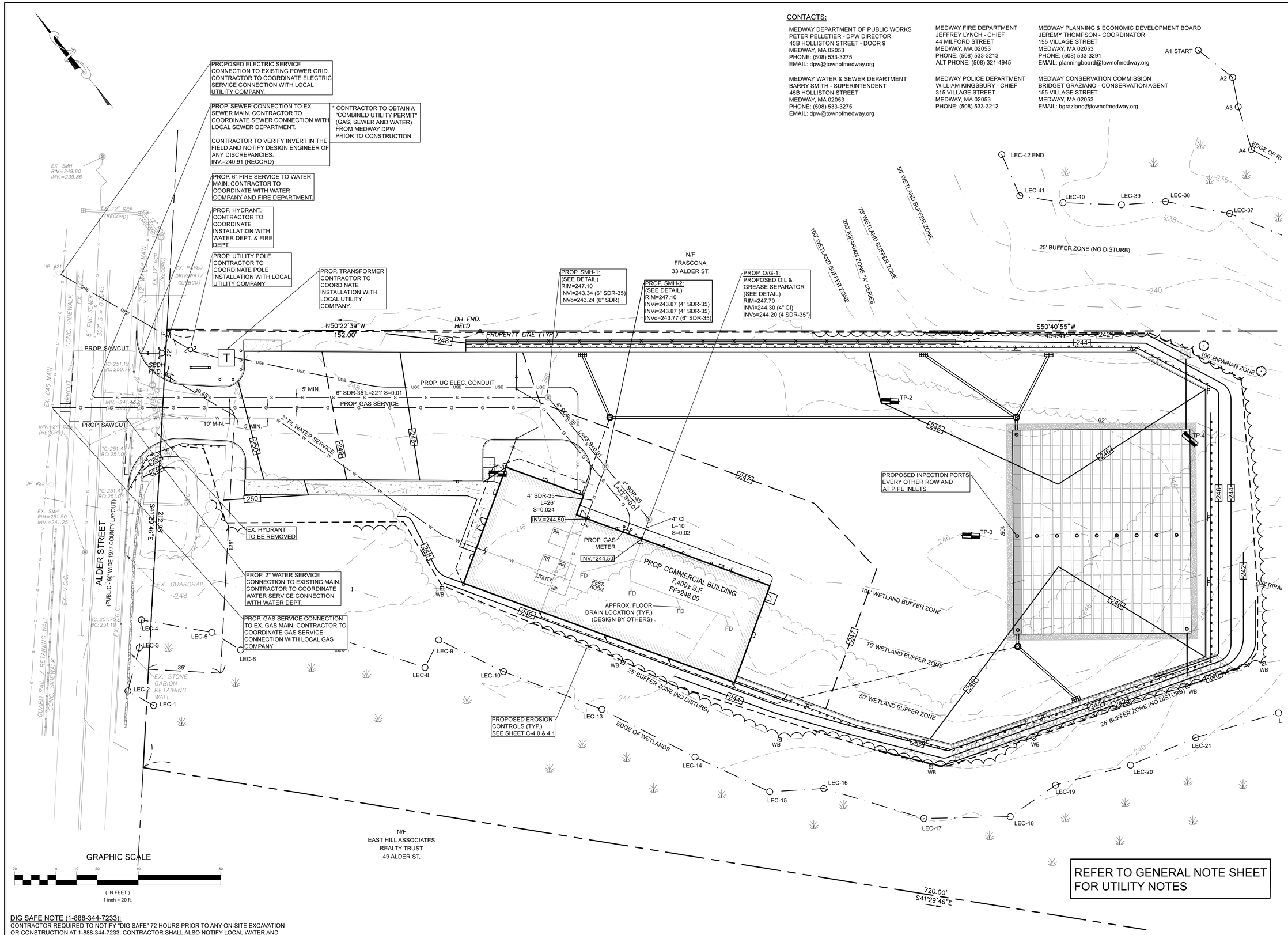
MEDWAY WATER & SEWER DEPARTMENT
BARRY SMITH - SUPERINTENDENT
45B HOLLISTON STREET
MEDWAY, MA 02053
PHONE: (508) 533-3275
EMAIL: dpw@townofmedway.org

MEDWAY FIRE DEPARTMENT
JEFFREY LYNCH - CHIEF
44 MILFORD STREET
MEDWAY, MA 02053
PHONE: (508) 533-3213
ALT PHONE: (508) 321-4945

MEDWAY POLICE DEPARTMENT
WILLIAM KINGSBURY - CHIEF
315 VILLAGE STREET
MEDWAY, MA 02053
PHONE: (508) 533-3212

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
JEREMY THOMPSON - COORDINATOR
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: (508) 533-3291
EMAIL: planningboard@townofmedway.org

MEDWAY CONSERVATION COMMISSION
BRIDGET GRAZIANO - CONSERVATION AGENT
155 VILLAGE STREET
MEDWAY, MA 02053
EMAIL: bgraziano@townofmedway.org



REFER TO GENERAL NOTE SHEET FOR UTILITY NOTES

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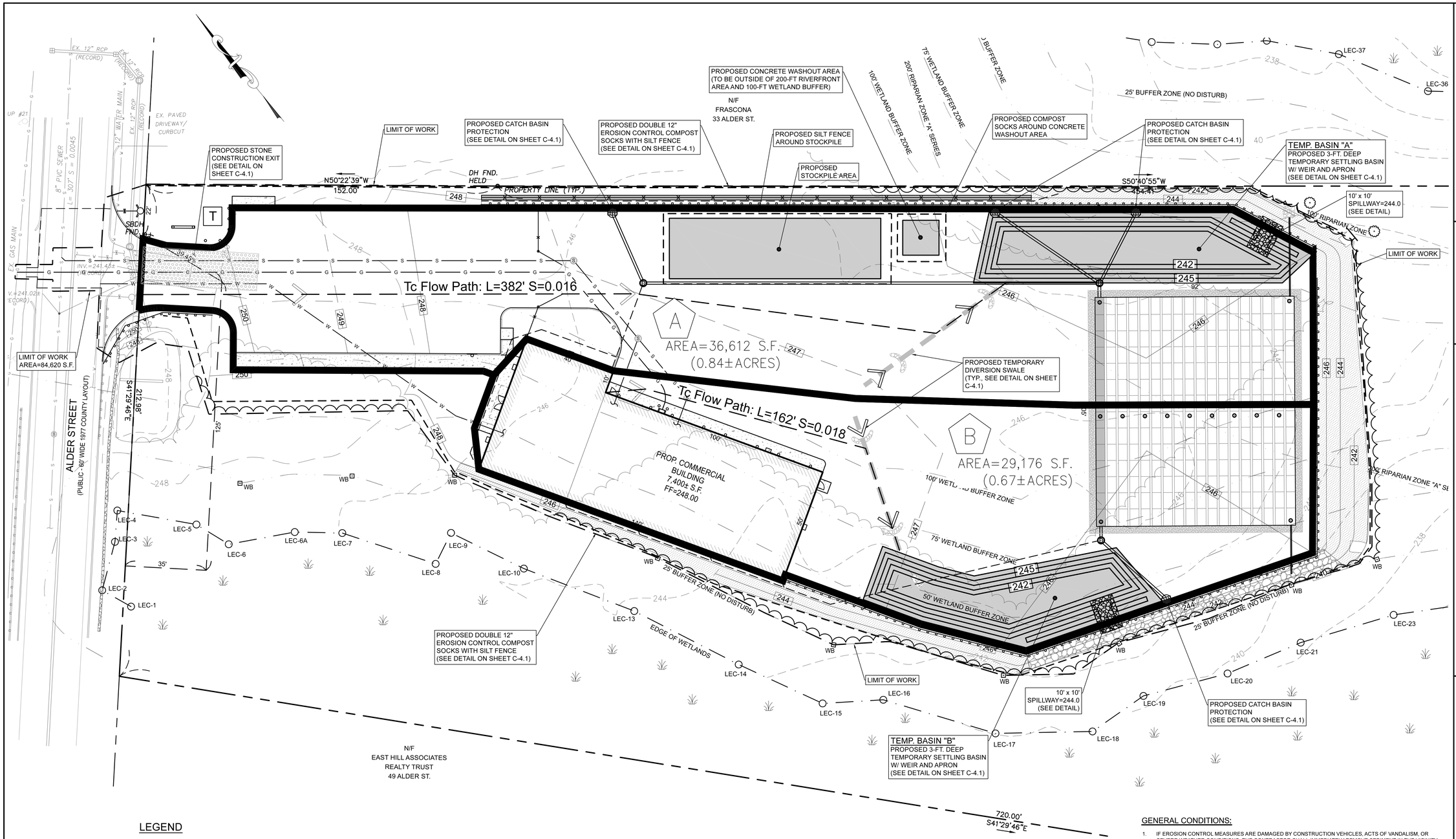
UTILITY PLAN

C-3.0



LEGEND

SLOPE VEGETATION ARMORING*

* SEED MIX SHALL BE "NEW ENGLAND CONSERVATION / WILDLIFE MIX" MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL WITH EROSION CONTROL BLANKET AND GEOWEB SLOPE STABILIZATION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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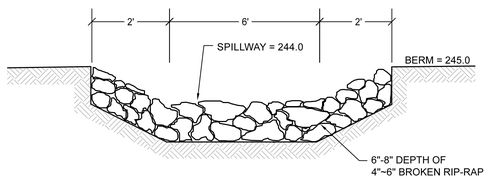


10' x 10' SPILLWAY DETAIL
NOT TO SCALE

TEMPORARY SEDIMENT BASIN STORAGE CAPACITY		
SEDIMENT BASIN	REQUIRED CAPACITY *3,600 C.F./ACRE	PROPOSED CAPACITY
TEMP. BASIN "A"	3,024±C.F.	4,020 C.F.
TEMP. BASIN "B"	2,412±C.F.	3,072 C.F.

RESPONSIBILITIES OF OWNER/PERMITEE

THE OWNER/PERMITEE SHALL:
A. PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT OWNER HAS ACQUIRED.
B. INFORM ALL PARTIES INVOLVED WITH THE PROPSOED SITE WORK OF THIS PLAN'S OBJECTIVES AND REQUIREMENTS.

RESPONSIBILITIES OF CONTRACTOR

THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT STORM SEWERS AND WATERWAYS FROM SEDIMENTATION.
A. INSTALL, MONITOR, AND MAINTAIN OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN.
B. COMPLY WITH ALL PERMIT REQUIREMENTS.

GENERAL CONDITIONS:

1. IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.
2. IF, DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE TOWN MAY REQUIRE ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO; ADDITIONAL WATTLES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.
3. NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS, PAINT, SPENT BLAST MATERIALS, OR OTHER MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER AND APPROVED BY THE OWNER, AND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE COLLECTED AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH ACTIVITY TEMPORARLIY IF, IN THE JUDGEMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIALS INTO A WATERWAY.
4. ALL TEMPORARILY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OR OTHER PARTICULATE MATTER FROM RENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS OR AS DIRECTED BY THE OWNER, AND REVEGETATED. THE AREAL EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE OWNER.
5. DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL. ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE TOWN AND STATE AGENCIES.
6. EPA-NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES REQUIRED.
7. INSPECTIONS: EROSION CONTROL SHALL BE INSPECTED WEEKLY OR AFTER A STORM EVENT WITH 0.25" PRECIPITATION ACCUMULATION. INSPECTION SHALL BE RECORDED IN A LOG ALONG WITH TIME AND DATE. LOG SHALL BE AVAILABLE FOR INSPECTION BY THE TOWN OFFICIALS UPON REQUEST.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1.	6/5/2023	REVISED PER CON. COMM. SITE WALK	RL	DTF
2.	10/19/2023	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
3.	3/4/2024	CLIENT CHANGE OF USE/BUILDING	MM	DTF
4.	9/4/2024	APPLICANT CHANGE & BUILDING MODIFICATION	MM	DTF
5.	11/1/2024	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
6.	2/26/2025	FINAL PEDB ENDORSEMENT SET	MM	DTF
7.	3/11/2025	DRAINAGE EASEMENT MODIFICATION	MM	DTF

COMMONWEALTH OF MASSACHUSETTS
DAVID T. FAUST
No. 41192
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

PROJECT:
PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

PREPARED FOR:
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

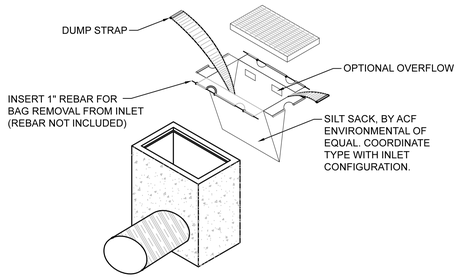
ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906

CMG EST. 2002

ISSUE DATE: 4/12/2023
DRAWN BY: MM CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2024-128

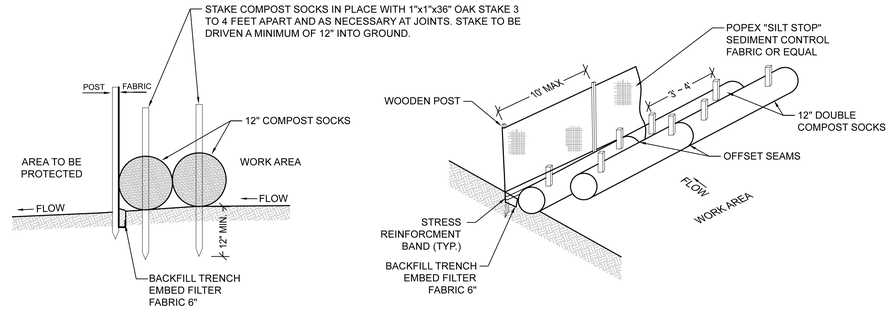
EROSION & SEDIMENT CONTROL PLAN

C-4.0



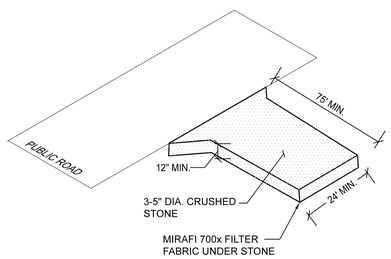
SILT SACK DETAIL

NOT TO SCALE



DOUBLE COMPOST SOCKS WITH SILT FENCE DETAIL

NOT TO SCALE



CONSTRUCTION EXIT DETAIL

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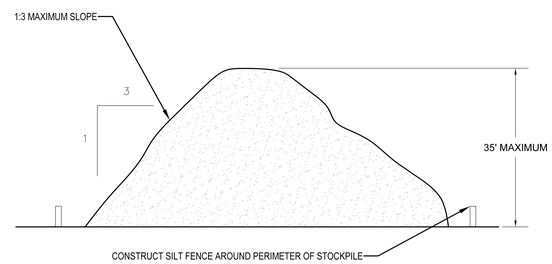
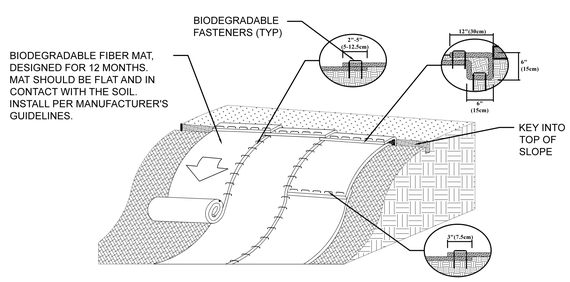


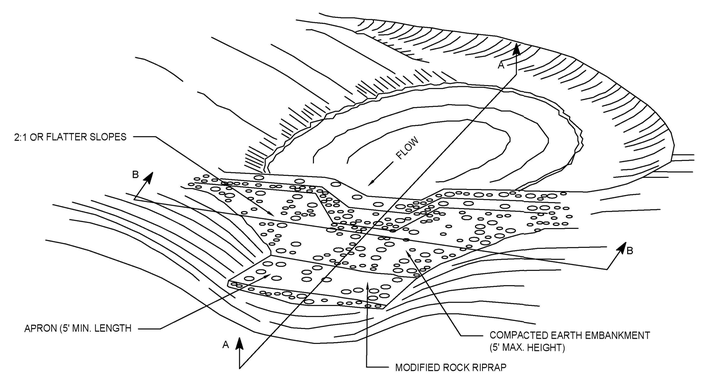
TEMPORARY STOCKPILE

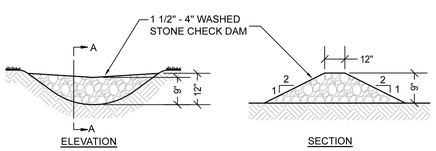
NOT TO SCALE



EROSION CONTROL BLANKET DETAIL

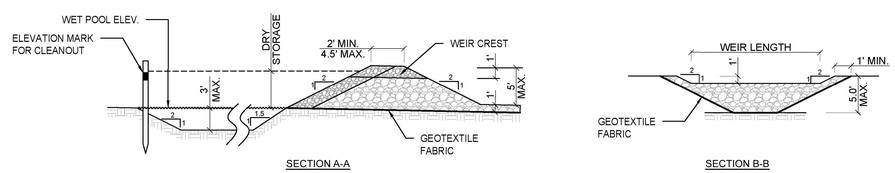
NOT TO SCALE





TEMPORARY DIVERSION SWALE WITH STONE CHECK DAM DETAIL

NOT TO SCALE



TEMPORARY SEDIMENT BASIN DETAIL

NOT TO SCALE

PROPOSED SEQUENCE OF CONSTRUCTION:

1. CONDUCT A PRE-CONSTRUCTION MEETING WITH APPLICABLE TOWN STAFF, PEER REVIEW CONSULTANTS, AND ENGINEER OF RECORD.
2. OBTAIN ALL APPLICABLE PERMITS FROM THE TOWN AND STATE BEFORE STARTING ANY WORK ON THE SITE.
3. INSTALL EROSION CONTROLS AS SHOWN ON THE PLAN AND DETAILS.
4. ROUGH GRADE THE SITE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
5. CONSTRUCT THE PROPOSED BUILDING PER THE SITE PLAN.
6. INSTALL ALL SUBSURFACE UTILITIES AND STORMWATER CONVEYANCE/ TREATMENT STRUCTURES.
7. FINALIZE PROPOSED SITE IMPROVEMENTS PER THE APPROVED SITE PLAN. INSTALL GROUND COVER TREATMENT PER THE LANDSCAPE PLAN TO STABILIZE ANY DISTURBED AREAS.
8. COORDINATE FINAL APPROVALS WITH ENGINEER OF RECORD & APPLICABLE TOWN DEPARTMENTS. AS-BUILT SURVEY AND INSPECTIONS WILL BE REQUIRED PRIOR TO FINAL APPROVAL BY THE TOWN DEPARTMENTS.
9. REMOVE ALL EROSION CONTROL MEASURES FROM THE SITE AND PROPERLY DISPOSE OF MEASURES OFF-SITE.

DESCRIPTION AND MAINTENACE OF EROSION CONTROL MEASURES:

TEMPORARY STABILIZATION MEASURES

SILT FENCING WITH COMPOST SOCKS OR APPROVED EQUAL:
INSTALL SILT FENCE/ COMPOST SOCKS AT VARIOUS LOCATIONS AS SHOWN ON THE PLANS AND DETAILS. EMBED THE SILT FENCE AND COMPOST SOCKS INTO THE GROUND AND FIRMLY ANCHOR IT AS SHOWN IN THE DETAILS. REMOVE SEDIMENT ONCE LEVELS HAVE REACHED 1/4 OF THE EFFECTIVE FENCE-HEIGHT. REPAIR AND OR/ REPLACE IMMEDIATELY IF DAMAGED OR DETERIORATED.

CONSTRUCTION ENTRANCE:
PLACE 1 ~ 3" STONE ON A GEOTEXTILE FILTER FABRIC ALONG A STABLE FOUNDATION. ENTRANCE SHALL BE INSPECTED WEEKLY OR AFTER A HEAVY RAIN EVENT. MUD AND SEDIMENT TRACKED OR WASHED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. ONCE MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE GRAVEL, THE PAD SHOULD BE TOP DRESSED WITH STONE. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

SILT SACK DROP INLET PROTECTION:
SILT SACK OR APPLICABLE FABRIC DROP INLET PROTECTION DEVICE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. TRAPPING DEVICES AND STRUCTURES THEY PROTECT SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP.

TEMPORARY STABILIZATION:
TOP SOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED AND MULCH PROCEDURES AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

DUST CONTROL:
TAKE PRECAUTIONS TO PREVENT DUST FROM BECOMING A NUISANCE TO ABUTTING PROPERTY OWNERS. BROOM OFF PAVEMENTS ADJOINING THE EXCAVATION ON A DAILY BASIS. COVER AND/OR KEEP MOIST ALL EARTH STOCKPILES AT ALL TIMES. USE CALCIUM CHLORIDE TO CONTROL DUST OVER CERTAIN AREAS OF THE SITE, AS DIRECTED BY THE ENGINEER OR SHOWN ON THE PLANS. CALCIUM CHLORIDE SHALL CONFORM TO ASTM D-98, TYPE I. THE CONTRACTOR SHALL MAINTAIN AND INSPECT, ON A DAILY BASIS, THE ADEQUACY OF DUST CONTROL MEASURES AND CORRECT ANY DEFICIENCIES IMMEDIATELY.

STOCKPILING OR STORAGE OF EXCAVATED MATERIALS:
COMPLETELY SURROUND TEMPORARY MATERIAL STOCKPILES WITH STRAW WATTLES TO PREVENT TRANSPORTATION OF SEDIMENT.

PERMANENT STABILIZATION MEASURES

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED AND MULCH SPECIFICATIONS AND PROCEDURE SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPED AREAS. IF TOPSOIL, SEED, AND/OR MULCH IS WASHED AWAY BY RAINFALL, THE CONTRACTOR SHALL RESTORE THE AREA.

GENERAL CONTROLS:

WASTE DISPOSAL:
THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILIAR MATERIALS ARE DISCHARGED TO WETLANDS OR WATERCOURSES. THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. THE CONTRACTOR SHALL BE PROMPTLY EMPTIED WHEN FULL.

PAVEMENT MAINTENANCE:
THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTOR'S SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, OWNER'S REPRESENTATIVE, OR TOWN, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER.

PROHIBITED DISCHARGES:
CONTRACTOR SHALL PREVENT DAILY CONSTRUCTION MATERIALS AND WASTE FROM ENTERING ANY WETLANDS OR WATERCOURSES, INCLUDING BUT NOT LIMITED TO; CONTAMINATED GROUNDWATER, CONCRETE WASHOUT, FUELS, SOAPS OR SOLVENTS, PAINT, TOXIC SUBSTANCES, ETC.

EXCAVATION DEWATERING:
CONTRACTOR SHALL NOT DISCHARGE DEWATERING MEASURES DIRECTLY INTO WETLANDS AND WATERCOURSES. CONTRACTOR TO UTILIZE ON-SITE INFILTRATION BASINS WITH VELOCITY DISSIPATION DEVICES TO PROPERLY SETTLE DEWATERING FLUIDS. TREATMENT CHEMICALS ARE PROHIBITED FROM ENTERING THE SETTLING BASIN AND MUST BE HANDLED ACCORDING TO APPLICABLE RIDEM REGULATIONS.

GENERAL CONDITIONS:

1. IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.
2. IF, DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE TOWN MAY REQUIRE ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO; ADDITIONAL WATTLES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.
3. NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS, PAINT, SPENT BLAST MATERIALS, OR OTHER MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER AND APPROVED BY THE OWNER, AND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE COLLECTED AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH ACTIVITY TEMPORARLIY IF, IN THE JUDGEMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIALS INTO A WATERWAY.
4. ALL TEMPORARILY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OR OTHER PARTICULATE MATTER FROM RENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS OR AS DIRECTED BY THE OWNER, AND REVEGETATED. THE AREAL EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE OWNER.
5. DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL. ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE TOWN AND STATE AGENCIES.
6. EPA-NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES REQUIRED.
7. INSPECTIONS: EROSION CONTROL SHALL BE INSPECTED WEEKLY OR AFTER A LEGITIMATE STORM EVENT. INSPECTION SHALL BE RECORDED IN A LOG ALONG WITH TIME AND DATE. LOG SHALL BE AVAILABLE FOR INSPECTION BY THE TOWN OFFICIALS UPON REQUEST.
8. CONTRACTOR TO NOTIFY MEDWAY CONSERVATION COMMISSION IF FILL MATERIALS ARE TO BE IMPORTED.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1.	6/5/2023	REVISED PER CON. COMM. SITE WALK	RL	DTF
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COMMONWEALTH OF MASSACHUSETTS
DAVID FAISST
No. 41192
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

PROJECT:
PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

PREPARED FOR:
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

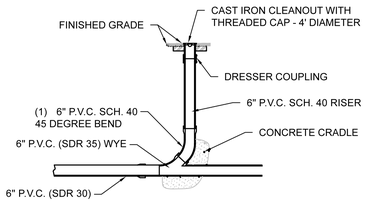
ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906

CMG EST. 2002

ISSUE DATE: 4/12/2023
DRAWN BY: MM CHECKED BY: DTF
SCALE: NONE
PROJECT NO.: 2024-128

EROSION & SEDIMENT CONTROL DETAILS

C-4.1

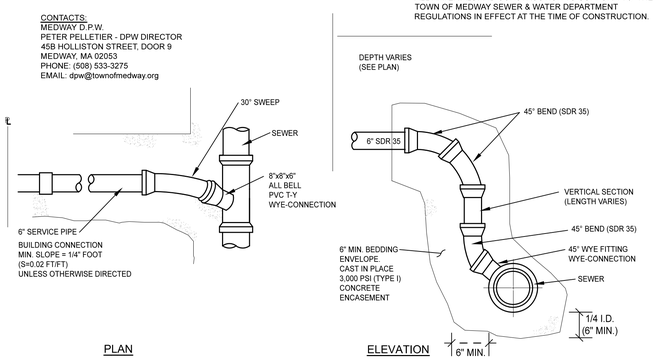


CLEANOUT DETAIL

NOT TO SCALE

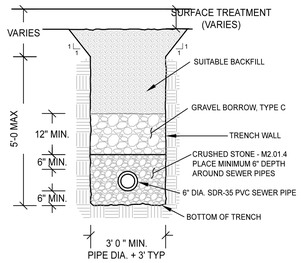
CONTACTS:
MEDWAY D.P.W.
PETER PELLETIER - DPW DIRECTOR
45B HOLLISTON STREET, DOOR 9
MEDWAY, MA 02053
PHONE: (508) 533-3275
EMAIL: dpw@townofmedway.org

NOTE:
ALL MATERIALS AND CONSTRUCTION TO CONFORM TO THE TOWN OF MEDWAY SEWER & WATER DEPARTMENT REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.



GRAVITY BUILDING SERVICE CONNECTION DETAIL

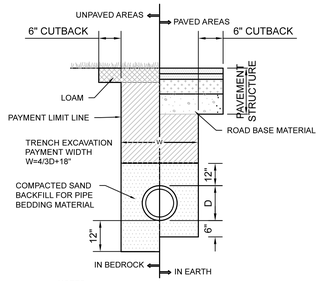
NOT TO SCALE



NOTES:
1. ALL SEWER INSTALLATION WORK SHALL CONFORM TO THE TOWN OF MEDWAY SEWER REGULATIONS.

SEWER TRENCH DETAIL

NOT TO SCALE



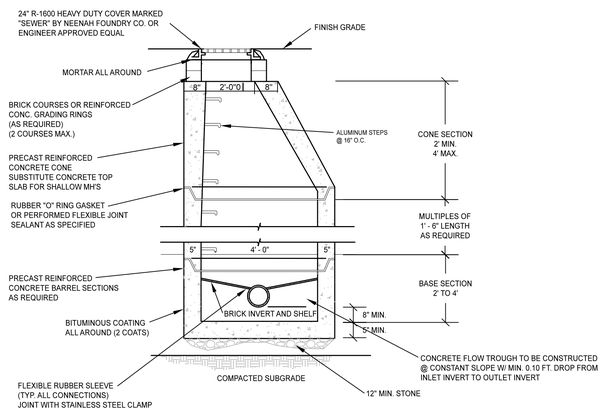
NOTES:

1. THIS DETAIL APPLIES TO CONSTRUCTION OF WATER, GAS, TELEPHONE, ELECTRIC, AND CABLE TELEVISION UTILITIES. UNLESS DIRECTED OTHERWISE BY APPLICABLE UTILITY COMPANIES.

2. PROVIDE 5' MINIMUM COVER OVER WATER SERVICE LINE UNLESS DIRECTED OTHERWISE BY WATER COMPANY.

UTILITY TRENCH DETAIL

NOT TO SCALE

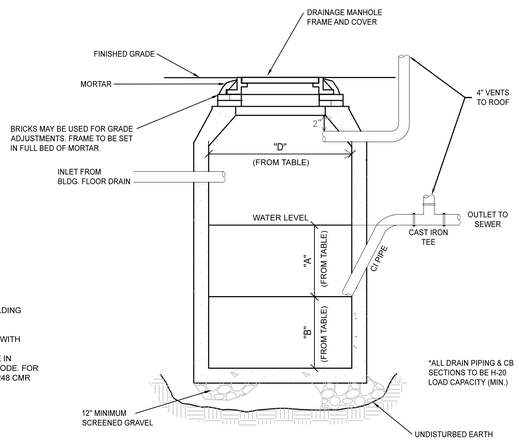


PRECAST SEWER MANHOLE DETAIL

NOT TO SCALE

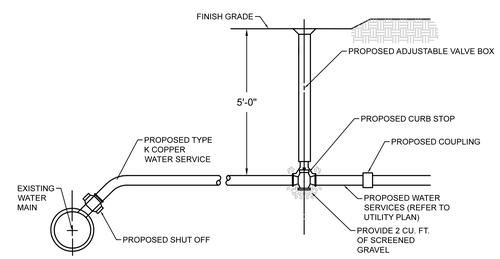
INLET	"D"	"A"	"B"
4"	3'-6"	3'-0"	2'-6"
5"	3'-6"	5'-0"	4'-0"
	4'-0"	3'-6"	3'-0"
6"	4'-6"	3'-0"	2'-6"
	4'-0"	5'-0"	4'-6"
	4'-6"	4'-0"	3'-6"
	5'-0"	3'-6"	3'-0"

NOTES:
1. CIRCULAR BASINS ARE RECOMMENDED
2. SEPARATOR IS TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE & COVER TO INCORPORATE A CENTER-HOLE.
3. SEPARATOR IS TO BE LEAK TESTED & EQUIPPED WITH NON-CORROSIVE STEPS (SPACED 18" APART).
4. ALL PLUMBING/DRAIN SEPARATOR DESIGN TO BE IN COMPLIANCE WITH UNIFORM STATE PLUMBING CODE. FOR ADDITIONAL NOTES/ REQUIREMENTS REFER TO 248 CMR 10.00.



TYPICAL OIL/ GREASE SEPARATOR DETAIL

NOT TO SCALE



NOTE: CONTRACTOR TO COORDINATE WITH WATER COMPANY PRIOR TO INSTALLATION.

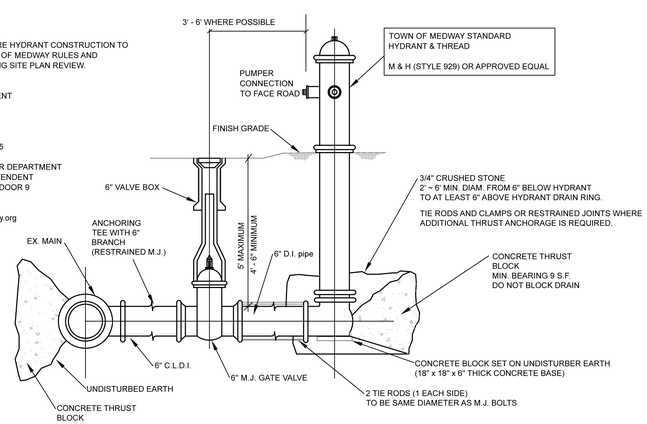
WATER SERVICE CONSTRUCTION DETAIL

NOT TO SCALE

NOTE:
ALL WATER SYSTEM & FIRE HYDRANT CONSTRUCTION TO CONFORM TO THE TOWN OF MEDWAY RULES AND REGULATIONS GOVERNING SITE PLAN REVIEW.

CONTACT:
MEDWAY FIRE DEPARTMENT
JEFFREY LYNCH - CHIEF
44 MILFORD STREET
MEDWAY, MA 02053
PHONE: (508) 533-3213
ALT PHONE: (508) 321-4945

MEDWAY WATER & SEWER DEPARTMENT
BARRY SMITH - SUPERINTENDENT
45B HOLLISTON STREET, DOOR 9
MEDWAY, MA 02053
PHONE: (508) 533-3275
EMAIL: dpw@townofmedway.org



FIRE HYDRANT DETAIL

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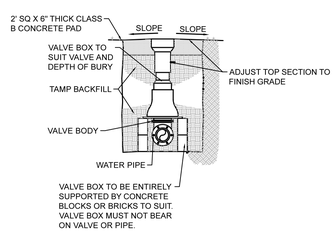

WATER GATE VALVE DETAIL

NOT TO SCALE

REVISIONS

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4.	9/4/2024	APPLICANT CHANGE & BUILDING MODIFICATION	MM	DTF
5.	11/1/2024	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
6.	2/26/2025	FINAL PEDB ENDORSEMENT SET	MM	DTF
7.	3/11/2025	DRAINAGE EASEMENT MODIFICATION	MM	DTF

COMMONWEALTH OF MASSACHUSETTS
DAVID J. FAUST
No. 41192
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

PROJECT:
PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

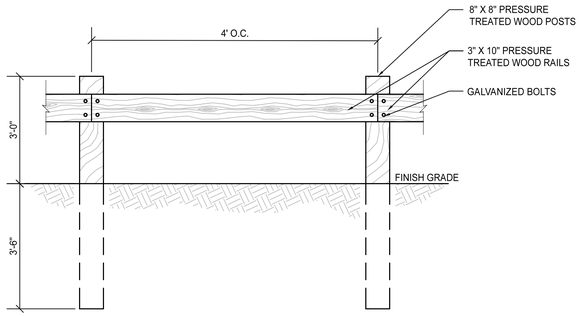
PREPARED FOR:
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906
CMG EST. 2002

ISSUE DATE: 4/12/2023
DRAWN BY: MM | CHECKED BY: DTF
SCALE: NONE
PROJECT NO.: 2024-128

CONSTRUCTION DETAILS

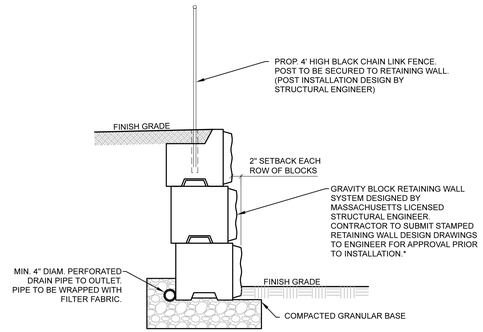
C-5.0



NOTE:
GENERAL CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT/ ENGINEER FOR APPROVAL

TIMBER GUARDRAIL DETAIL

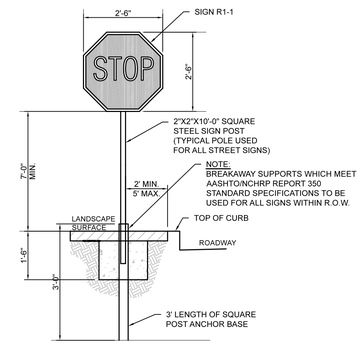
NOT TO SCALE



*(STRUCTURAL DESIGN BY OTHERS)

TYPICAL BLOCK RETAINING WALL DETAIL

NOT TO SCALE



TYPICAL TRAFFIC SIGN DETAIL

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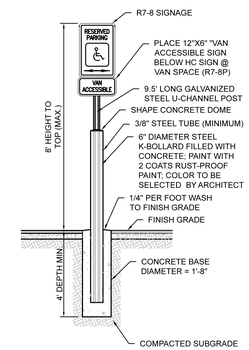

HANDICAP PARKING SIGN DETAIL

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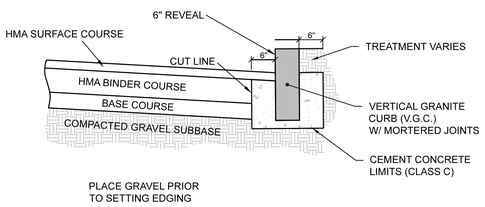
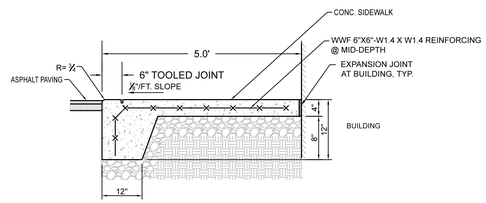


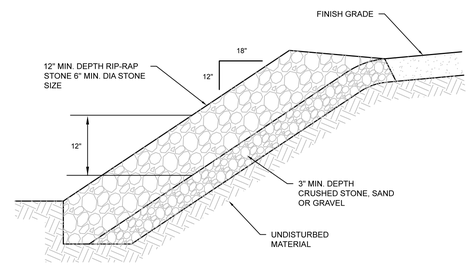
VERTICAL GRANITE CURB DETAIL

NOT TO SCALE



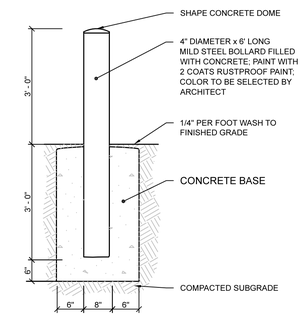
CONCRETE APRON AT BUILDING DETAIL

NOT TO SCALE



1.5:1 RIP-RAP SLOPE PROTECTION DETAIL

NOT TO SCALE



STEEL PIPE BOLLARD DETAIL

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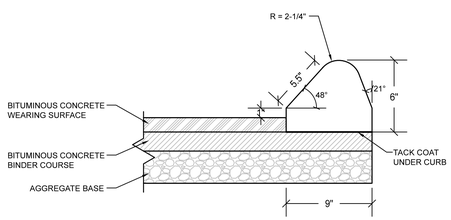
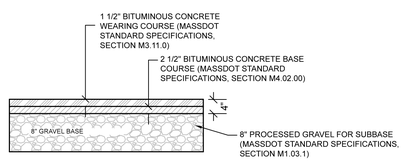


NOTE:
BITUMINOUS CONCRETE CURB TO BE PLACED ON TOP OF BINDER COURSE OF PAVEMENT AND BEFORE PLACING WEARING SURFACE LAYER

BITUMINOUS CURB DETAIL

NOT TO SCALE



ASPHALT PAVEMENT DETAIL

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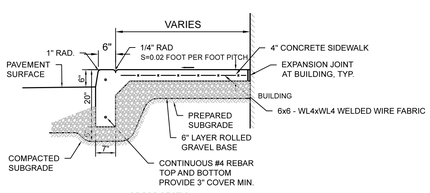
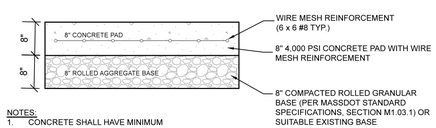


CROSS SECTION

MONOLITHIC CONC. CURB DETAIL

NOT TO SCALE



NOTES:
1. CONCRETE SHALL HAVE MINIMUM STRENGTH OF 4,000 PSI
2. WELDED WIRE FABRIC MATS WITH REINFORCEMENT AT CLOSER SPACING MAY BE USED.
3. CONCRETE PAD SHALL BE USED FOR GENERATOR PAD AND DUMPSTER PAD.

CONCRETE PAD DETAIL

NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1.	6/5/2023	REVISED PER CON. COMM. SITE WALK	RL	DTF
2.	10/19/2023	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
3.	3/4/2024	CLIENT CHANGE OF USE/BUILDING	MM	DTF
4.	9/4/2024	APPLICANT CHANGE & BUILDING MODIFICATION	MM	DTF
5.	11/1/2024	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
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COMMONWEALTH OF MASSACHUSETTS
DAVID J. FAISST
No. 41192
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

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39 ALDER STREET
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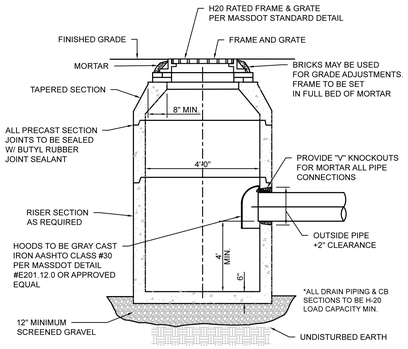
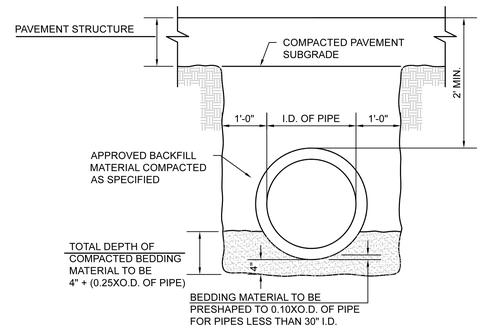
CONSTRUCTION DETAILS

C-5.1



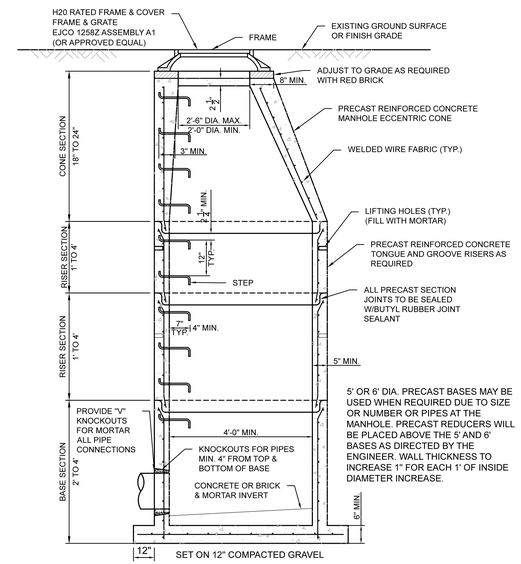
DEEP SUMP CATCH BASIN DETAIL

NOT TO SCALE



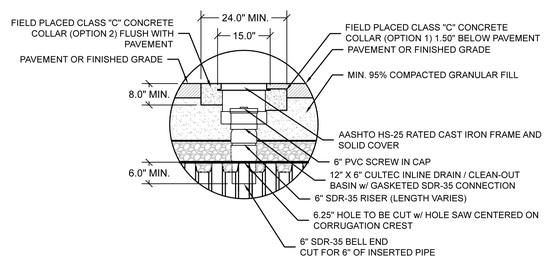
STORM SEWER TRENCH DETAIL

NOT TO SCALE



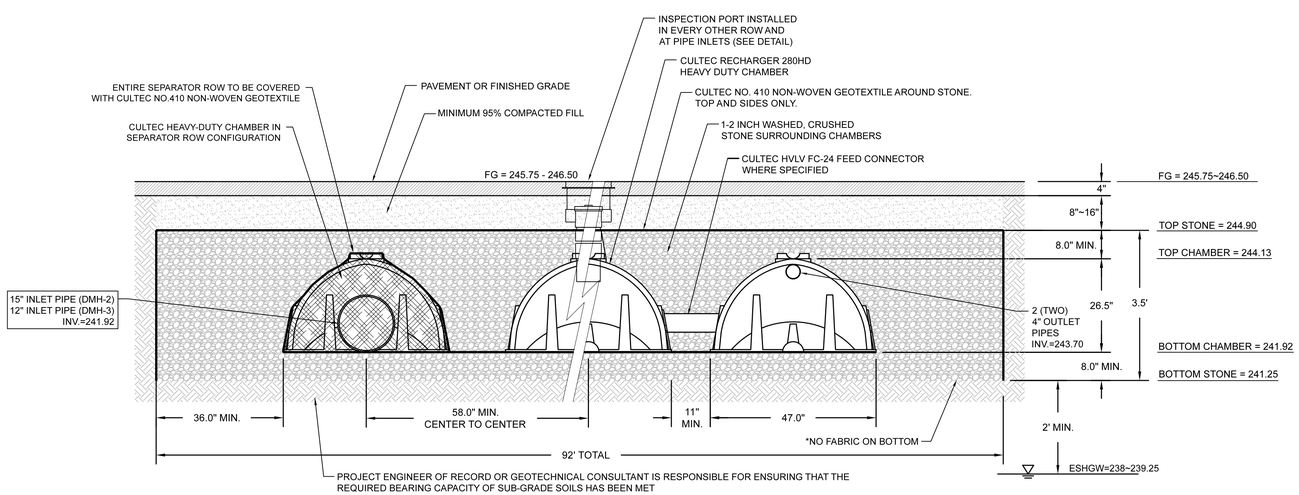
PRECAST DRAIN MANHOLE DETAIL

NOT TO SCALE



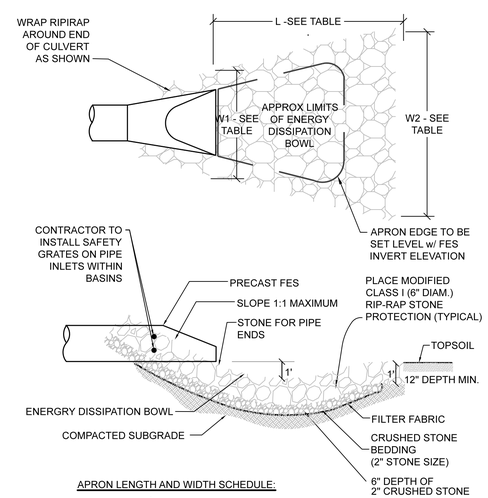
TYPICAL INSPECTION PORT DETAIL

NOT TO SCALE



UNDERGROUND INFILTRATION CHAMBER DETAIL

NOT TO SCALE



APRON LENGTH AND WIDTH SCHEDULE:

OULET I.D.	L	W1	W2
4" OUTLET #1	5'	3'	4'
4" OUTLET #2	5'	3'	4'

FLARED END DETAIL

NOT TO SCALE

REVISIONS

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COMMONWEALTH OF MASSACHUSETTS
DAVID J. BAISLEY
No. 41192
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

PROJECT:

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MEDWAY, MA 02053

PREPARED FOR:

EAST HILL ASSOCIATES LLC
49 ALDER STREET
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ENGINEERING SERVICES
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CONSTRUCTION DETAILS

C-5.2

CULTEC RECHARGER® 280HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 18 INCHES (450 mm) HDPE.
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" [286 mm] AND HEIGHT OF 11.5" [292 mm]. THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES [311 mm].
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT3 / FT (0.565 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT³ / UNIT (1.205 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 280HD CHAMBER WILL SEVENTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 280RHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 280SHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
17. THE RECHARGER 280IHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
18. THE RECHARGER 280EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2015 CERTIFIED FACILITY
24. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK AND WHITE IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

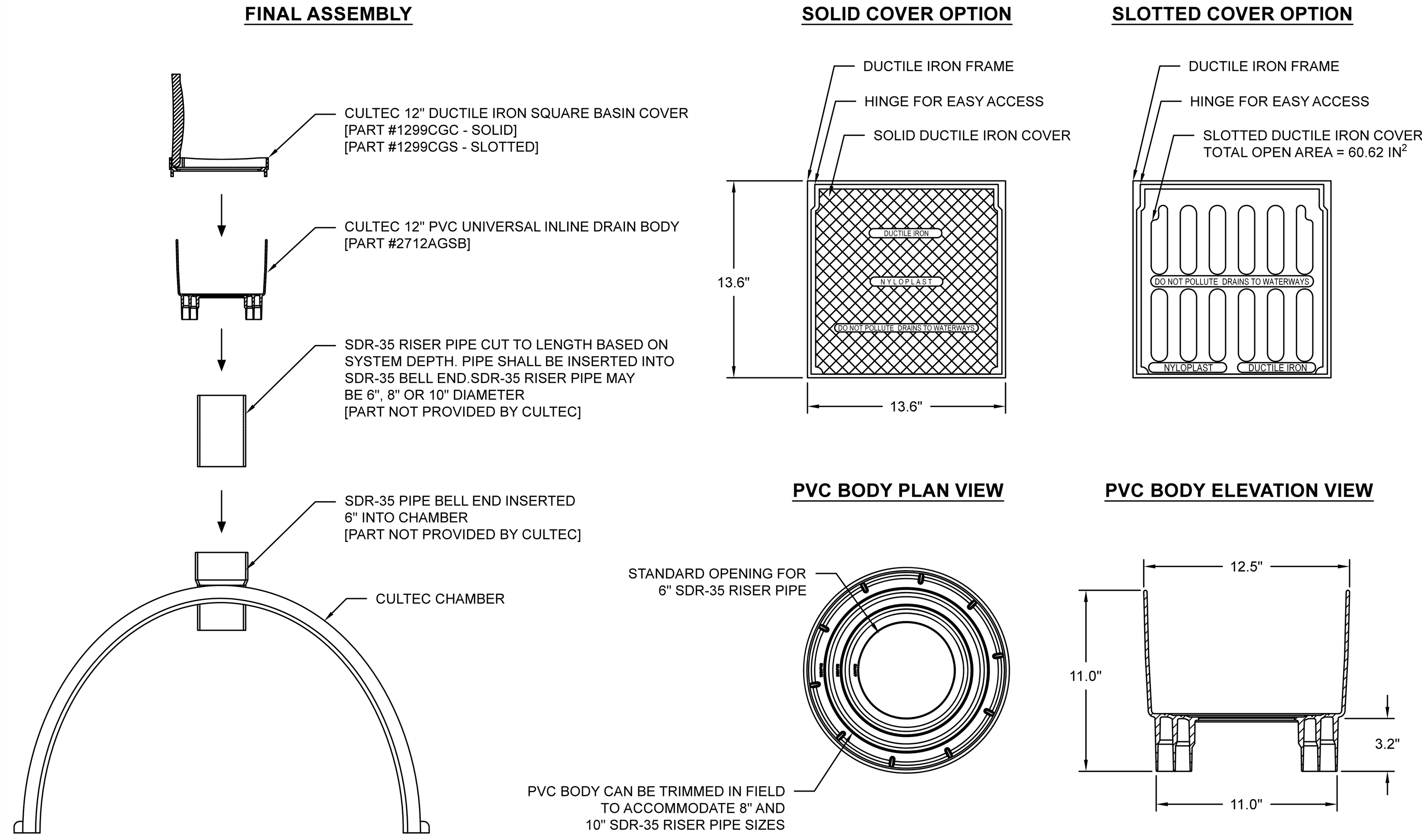
CULTEC AFAB-HPF™ WOVEN GEOTEXTILE

CULTEC AFAB-HPF WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

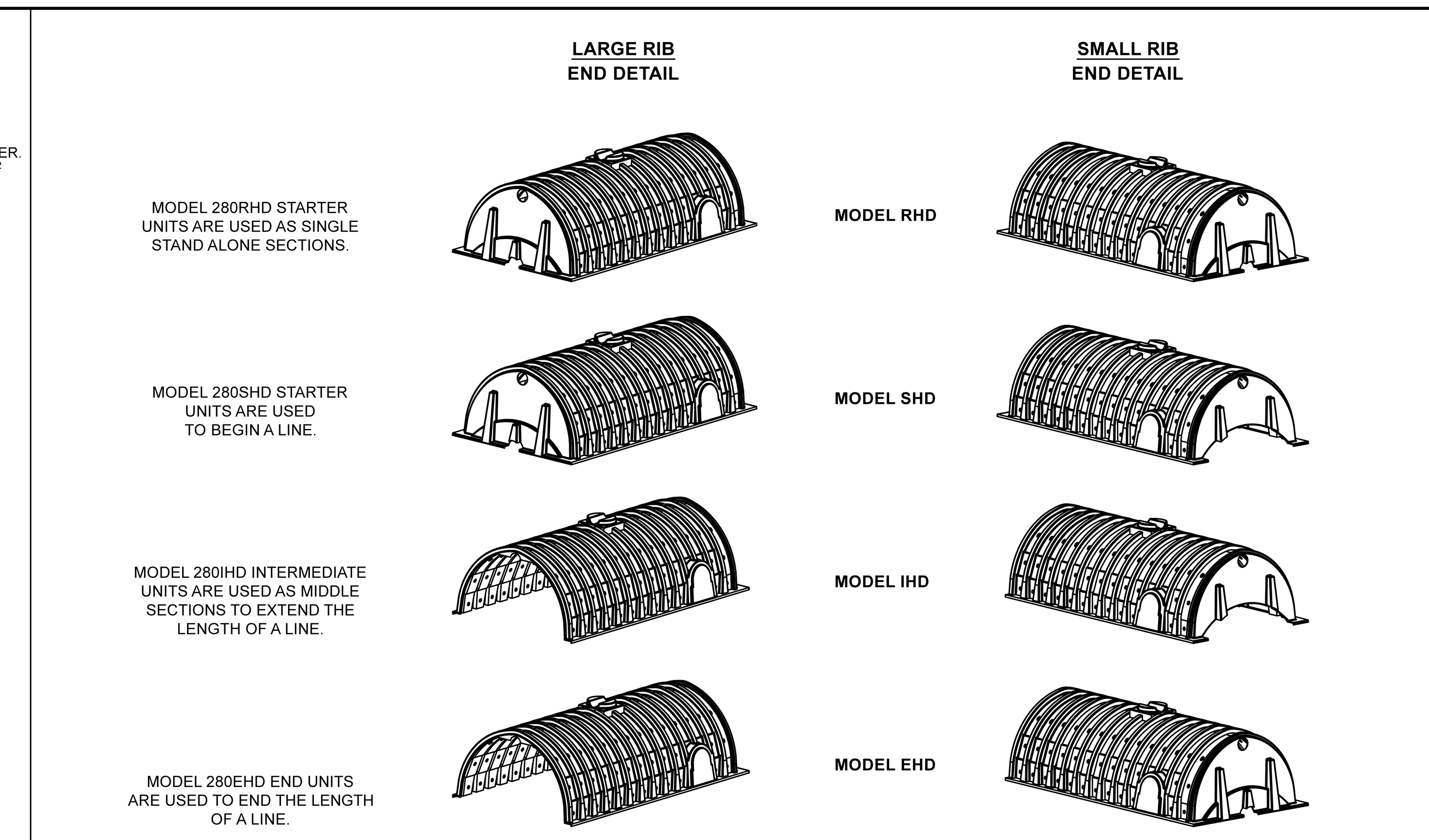
GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 320 X 320 LBS (1,420 X 1,420 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 15 X 15% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 3,563 X 3,563 LBS/FT (52 X 52 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,500 LBS (6,670 N) PER ASTM D6241 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 120 X 120 LBS (540 X 540 N) PER ASTM D4533 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 30 US STD. SIEVE (0.60 MM) PER ASTM D4751 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.2 SEC-1 PER ASTM D4491 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 22 GPM/FT2 (900 LPM/M2) PER ASTM D4491 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

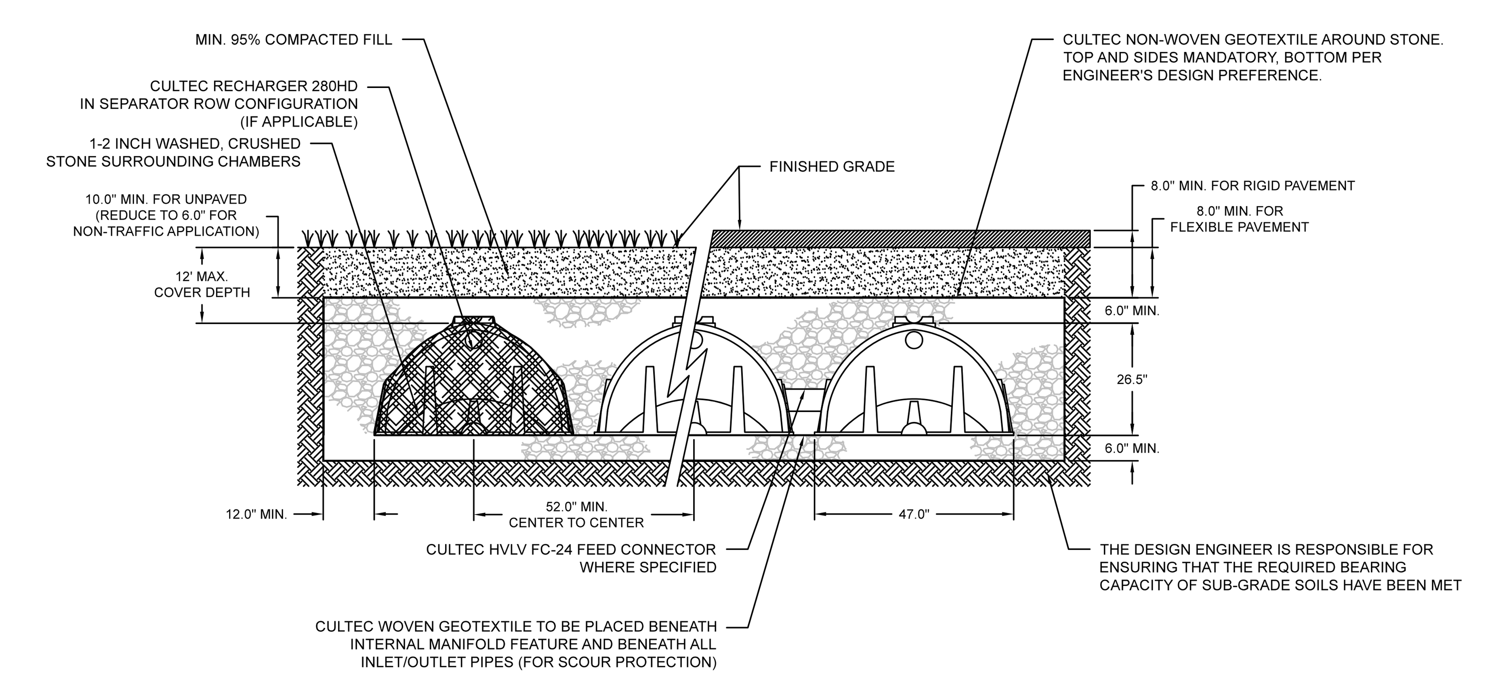
280HD 1.0 — GENERAL NOTES



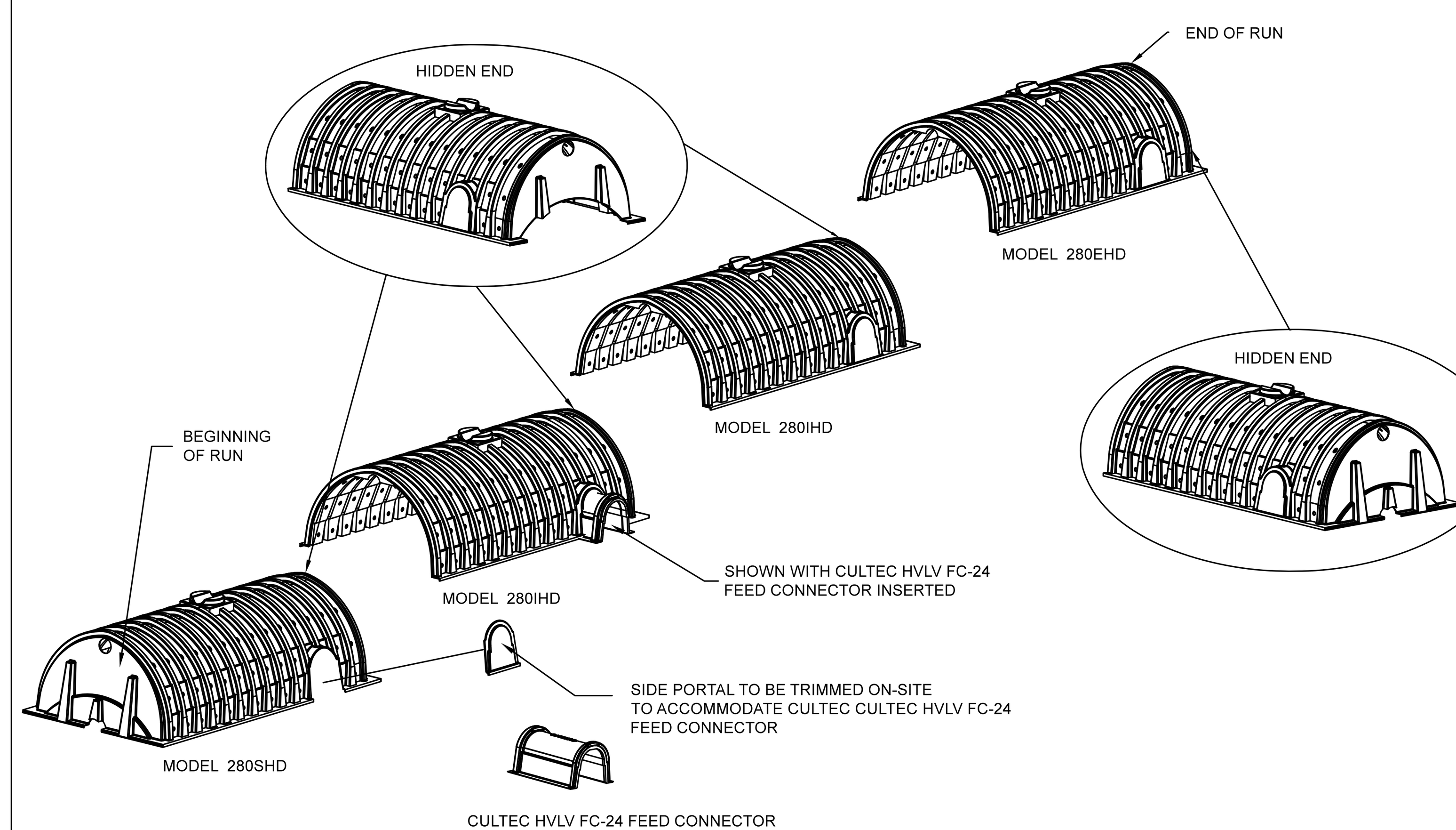
280HD 2.0 — CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL



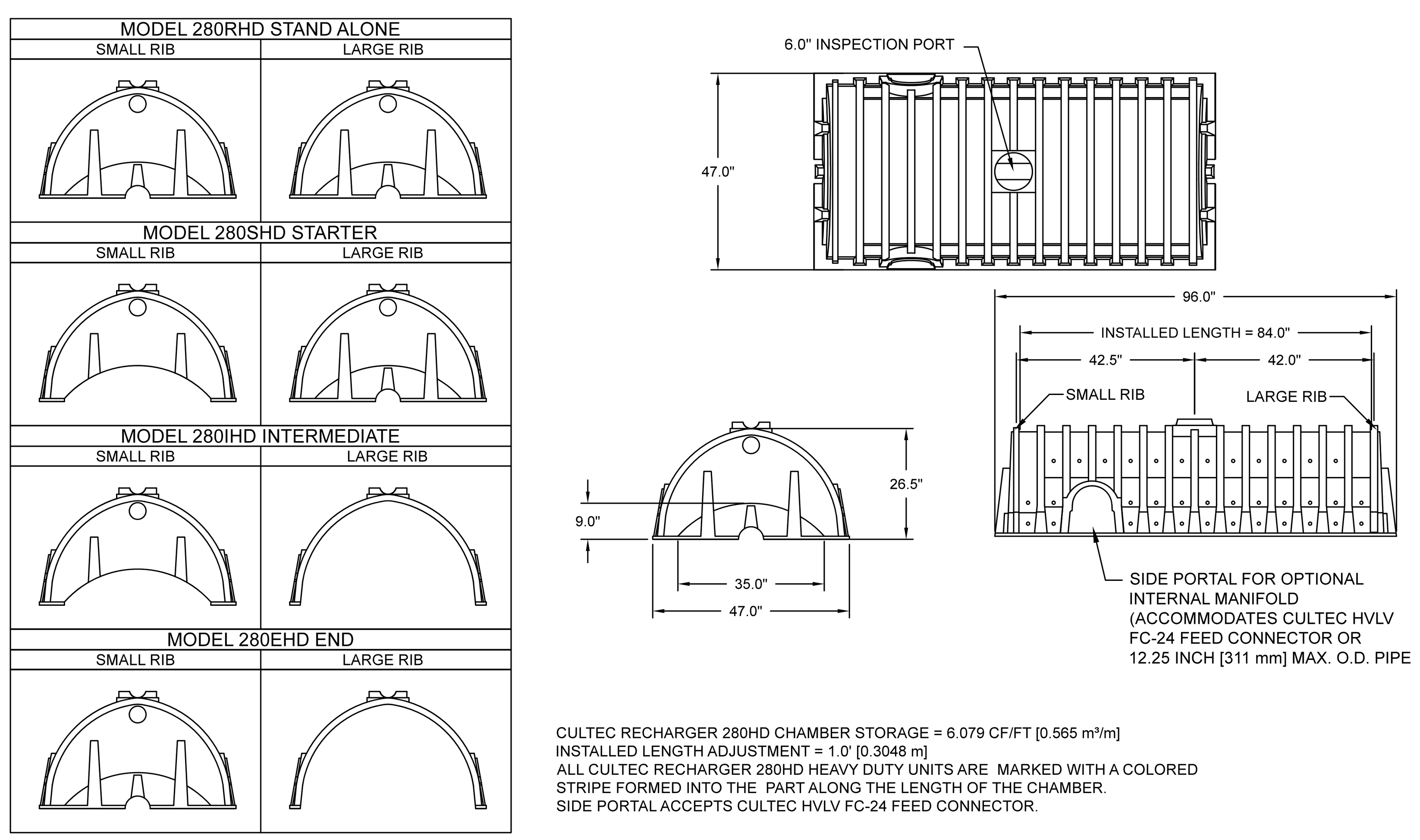
280HD 3.0 — CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION



280HD 4.0 — CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION

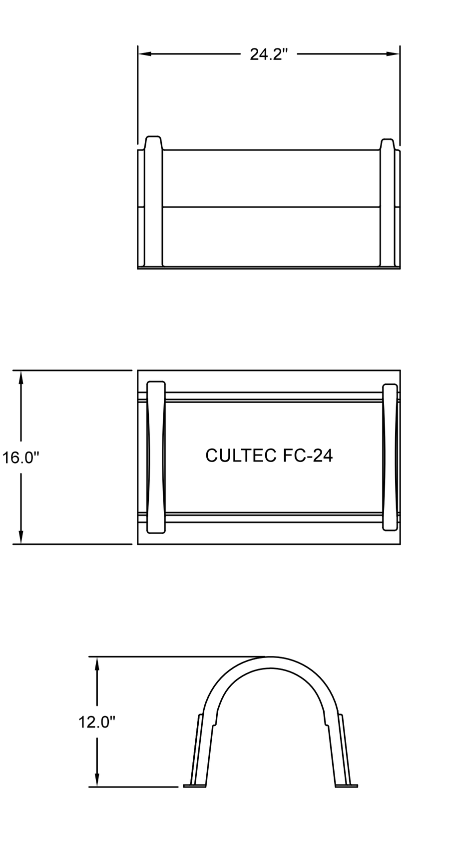


280HD 5.0 — CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK

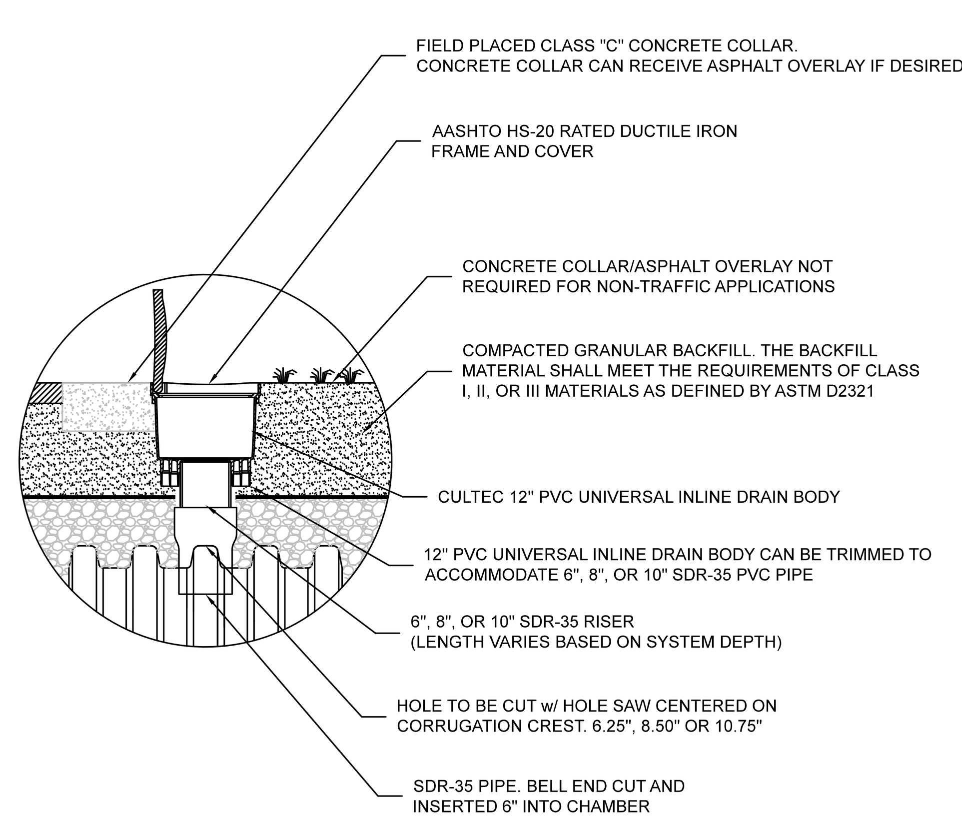


CULTEC RECHARGER 280HD CHAMBER STORAGE = 6.079 CF/FT [0.565 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.0' [0.3048 m]
ALL CULTEC RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR.

280HD 6.0 — CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW



280HD 7.0 — CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



280HD 8.0 — CULTEC INSPECTION PORT - ZOOM DETAIL

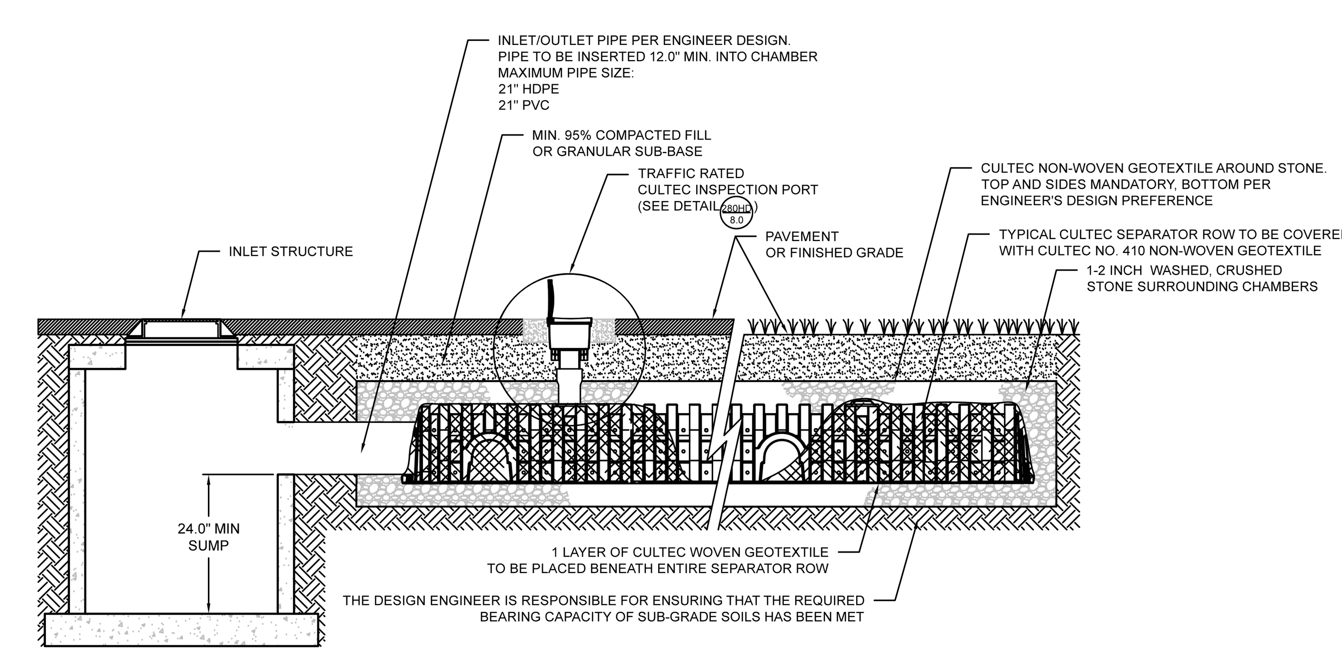
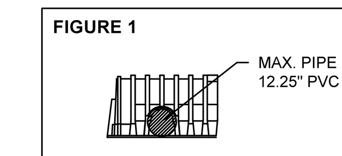


FIGURE 1



ZOOM OF SIDE PORTAL SHOWING MAX. PIPE O.D.

280HD 9.0 — CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT DETAIL (IF APPLICABLE)

CULTEC STORMWATER CHAMBER

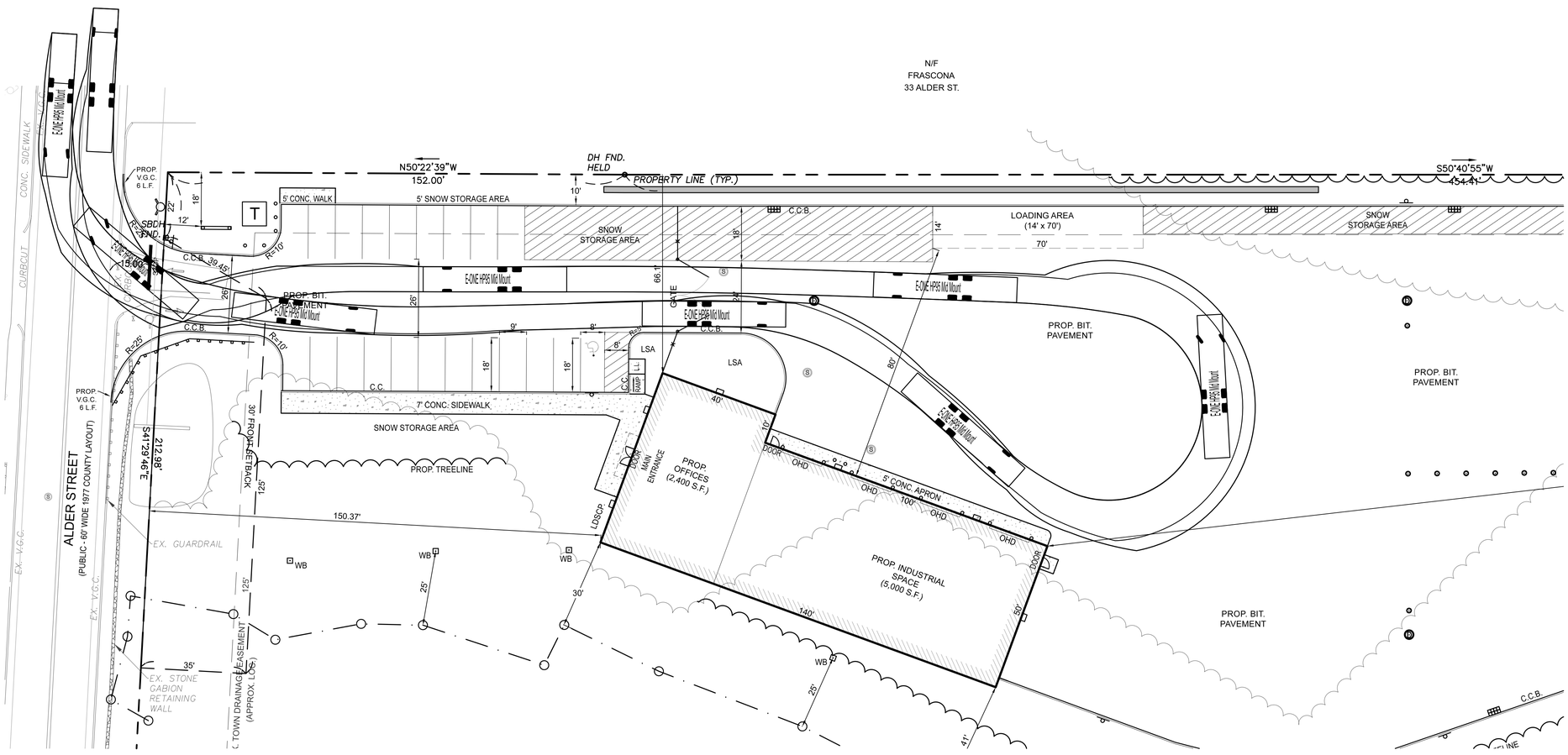
PROJECT NO:	-	DATE:	2024
DESIGNED BY:	CULTEC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

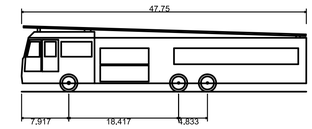
PROJECT TITLE
ADDRESS
CITY, STATE
SYSTEM DETAIL SHEET

CULTEC®
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: 1(203) 775-4416
PH: 1(800) 4-CULTEC
CT-tech@cultec.com

THIS DRAWING HAS BEEN PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO CULTEC UNDER THE DIRECTION OF THE PROJECT ENGINEER OF RECORD OR OTHER PROJECT REPRESENTATIVE. IT IS ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS AND MANUFACTURER REQUIREMENTS.

1.02





E-ONE HP95 Mid Mount

Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1.	6/5/2023	REVISED PER CON. COMM. SITE WALK	RL	DTF
2.	10/19/2023	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
3.	3/4/2024	CLIENT CHANGE OF USE/BUILDING	MM	DTF
4.	9/4/2024	APPLICANT CHANGE & BUILDING MODIFICATION	MM	DTF
5.	11/1/2024	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
6.	2/26/2025	FINAL PEDB ENDORSEMENT SET	MM	DTF
7.	3/11/2025	DRAINAGE EASEMENT MODIFICATION	MM	DTF

COMMONWEALTH OF MASSACHUSETTS
DAVID T. FAISST
No. 41192
REGISTERED PROFESSIONAL ENGINEER
S.J.

PROFESSIONAL SEAL

PROJECT:
PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

PREPARED FOR:
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

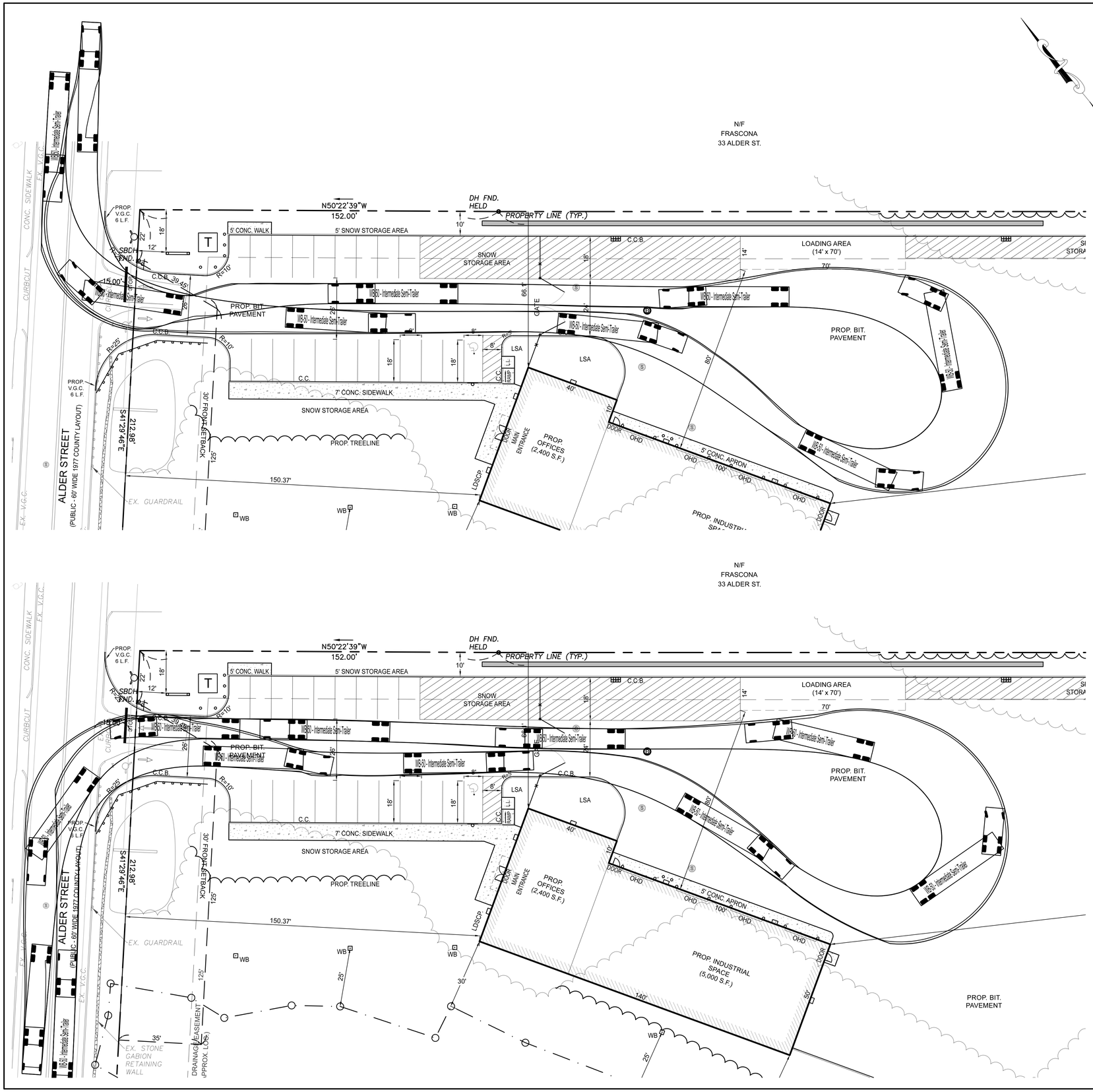
ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906

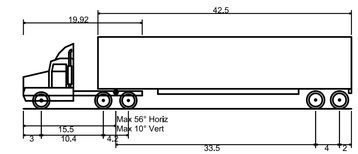
CMG EST. 2002

ISSUE DATE:	4/12/2023
DRAWN BY: MM	CHECKED BY: DTF
SCALE:	1" = 20'
PROJECT NO.:	2024-128

FIRE TRUCK
TURN TEMPLATE

C-6.0





WB-50 - Intermediate Semi-Trailer

Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DIG SAFE NOTE (1-888-344-7233):
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REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
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5.	11/1/2024	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
6.	2/26/2025	FINAL PEDB ENDORSEMENT SET	MM	DTF
7.	3/11/2025	DRAINAGE EASEMENT MODIFICATION	MM	DTF

COMMONWEALTH OF MASSACHUSETTS
DAVID T. FAUST
No. 41192
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

PROJECT:
PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

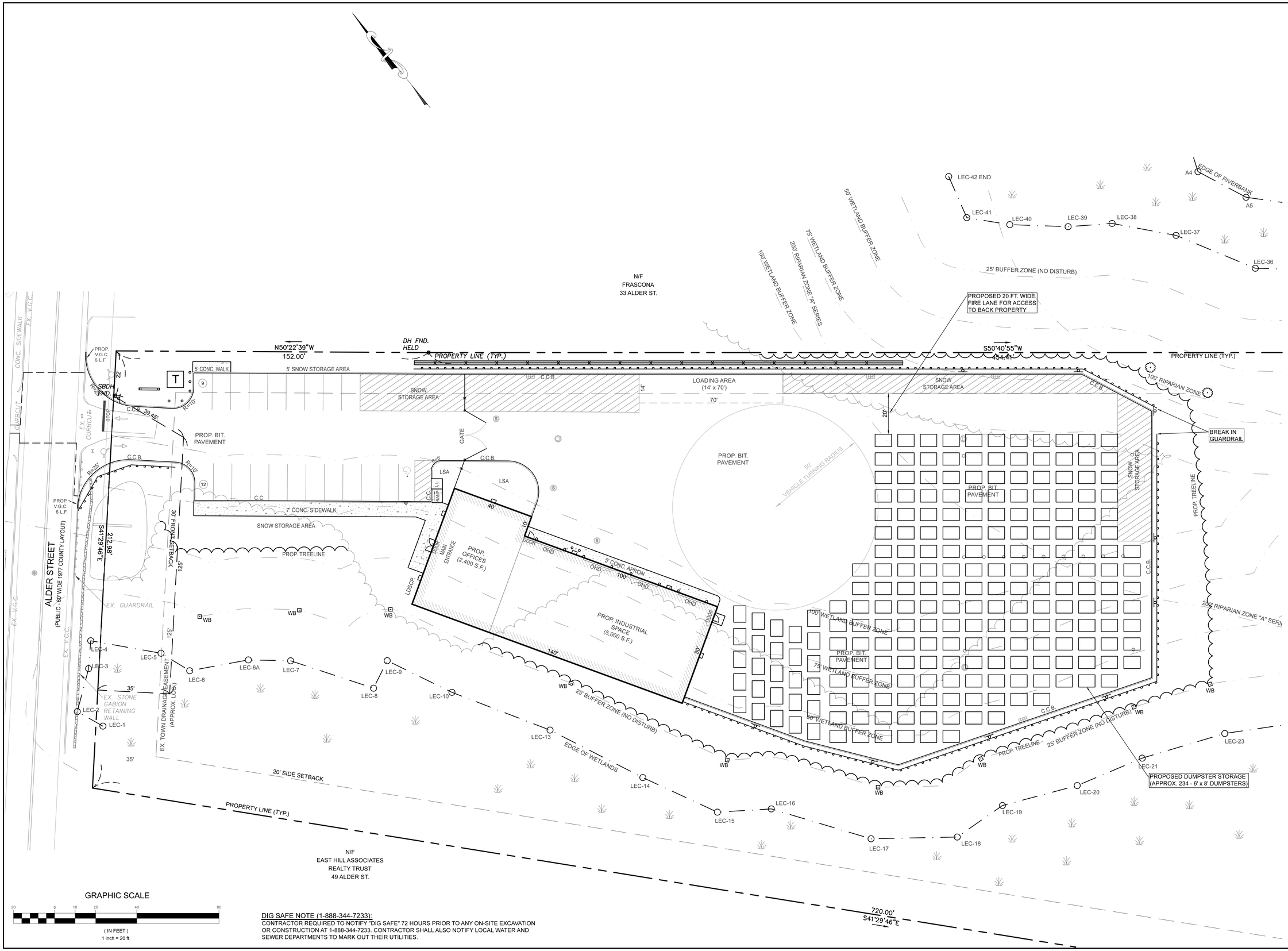
PREPARED FOR:
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906
CMG EST. 2002

ISSUE DATE: 4/12/2023
DRAWN BY: MM CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2024-128

WB-50 TRUCK TURN TEMPLATE

C-6.1



DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
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6.	2/26/2025	FINAL PEDB ENDORSEMENT SET	MM	DTF
7.	3/11/2025	DRAINAGE EASEMENT MODIFICATION	MM	DTF

COMMONWEALTH OF MASSACHUSETTS
DAVID T. FAISS
No. 41192
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

PROJECT:
PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

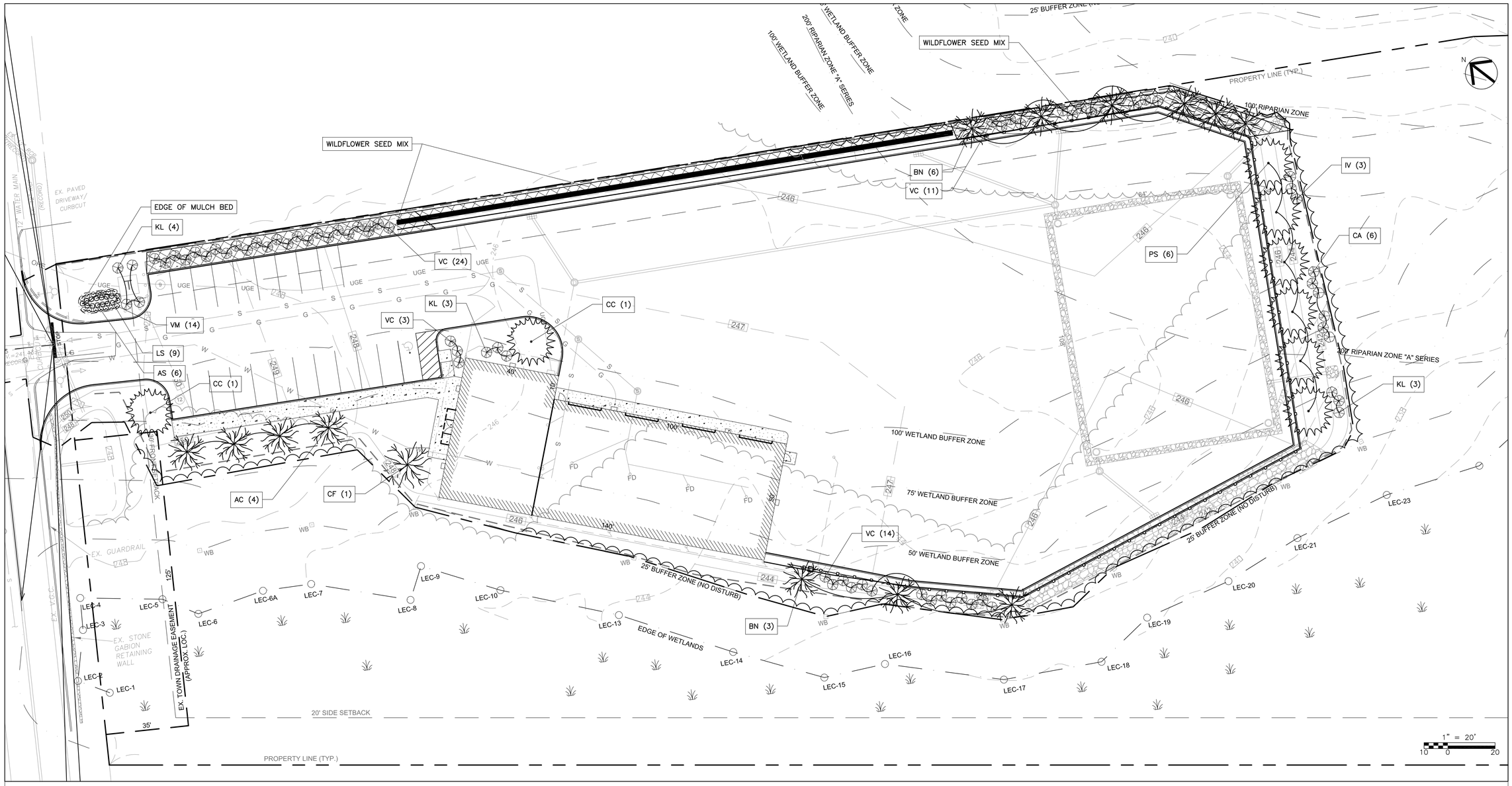
PREPARED FOR:
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906
CMG EST. 2002

ISSUE DATE: 4/12/2023
DRAWN BY: MM CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2024-128

DUMPSTER STORAGE
LOCATION PLAN

C-7.0



LANDSCAPE NOTES

1. UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT.
2. PRIOR TO THE PRE–CONSTRUCTION MEETING, CONTRACTOR SHALL CALL "DIGSAFE" TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS.
4. ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 –LATEST EDITION.
5. ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT
6. STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
7. ALL MULCH BEDS SHALL CONSIST OF A 5" LAYER SCREENED LOAM AND A 3" LAYER SHREDDED PINE BARK MULCH.
8. EDGE OF MULCH BEDS TO BE MECHANICALLY EDGED.
9. ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 5" LAYER OF LOAM AND SEED.
10. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
12. CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
13. SEE LANDSCAPE DETAILS ON SHEET L–2 FOR PLANTING INFORMATION
14. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.
15. RESTORATION SEED MIX TO BE "NEW ENGLAND SHOWY WILDFLOWER SEED MIX" FROM NEW ENGLAND WETLAND PLANTS, INC. 820 WEST ST. AMHERST MA. (413)–548–8000. SEED MIX TO BE APPLIED BY HYDROSEEDER IN EARLY SPRING OR LATE FALL AS APPROVED BY THE LANDSCAPE ARCHITECT. APPROXIMATE AREA TO RECEIVE SEED MIX 2,100 SQ FT.

Plant Schedule					
Symbol	Quantity	Botanical Name	Common Name	Size	Root
Trees (22 Total)					
CF	1	CORNUS FLORIDA	FLOWERING DOGWOOD	2-2.5" CAL.	BB
AC	4	AMELANCHIER CANADENSIS	SERVICE BERRY	5'-6' H MULTI-STEMMED	
BN	9	BETULA NIGRA	RIVER BIRCH	6'-7' HEIGHT	BB
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2-2.5" CAL.	BB
PS	6	PINUS STROBUS	UPRIGHT WHITE PINE	6'-7' HEIGHT	BB
Shrubs (71 Total)					
VC	52	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2'-2.5' H	
KL	10	KALMIA LATIFOLIA	MOUNTAIN LAUREL	2'-2.5' H	COLLECTED
CA	6	CLETHRA ALNIFOLIA	SUMMERSWEET	2'-2.5' H	
IV	3	ILEX VERTICILLATA	WINTER RED WINTERBERRY	2'-2.5' H	1 MALE
Perennials (29 Total)					
LS	9	LEUCANTHEMUM X SUPERBUM 'BECKY'	SHASTA DAISY	#2 POT	
AS	6	ASTILBE SIMPLICIFOLIA 'WHITE SENSATION'	WHITE SENSATION ASTILBE	#2 POT	
VM	14	VINCA MINOR	PERIWINKLE	#1 POT	

EDGE OF MULCH BED

SHRUB PLANTING (TYP.) 1 / L–2

TREE PLANTING (TYP.) 2 / L–2

PERENNIAL PLANTING (TYP.) 3 / L–2

WILDFLOWER SEED MIX. SEE NOTE 15 THIS SHEET.

NO.	DATE	BY	CHECKED	DESCRIPTION
1	8/9/24	JC	DF	APPLICANT CHANGE & BUILDING MODIFICATION
2	11/5/24	JC	DF	ADDITIONAL PLANTINGS PER CONCOM COMMENTS

REVISIONS

JCLA
JOSEPH COAN LANDSCAPE ARCHITECTURE
STURBRIDGE, MA (413) 668-6535

Proj. Mgr.: JC
Designed : JC
Drawn : JC
Checked : DF
Scale : AS NOTED
Date : APRIL 2023

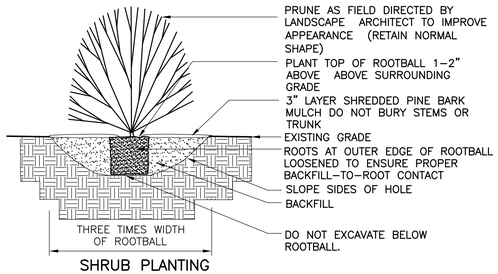
PLANTING PLAN

PROPOSED COMMERCIAL BUILDING
39 ALDER STREET,
MEDWAY, MA

Proj. No.

Dwg. No.

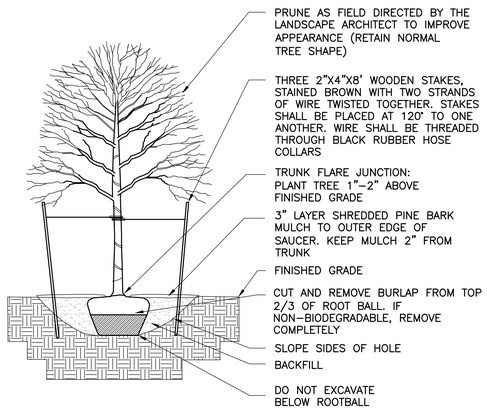
L–1



SHRUB PLANTING

DETAIL 1 / L–2

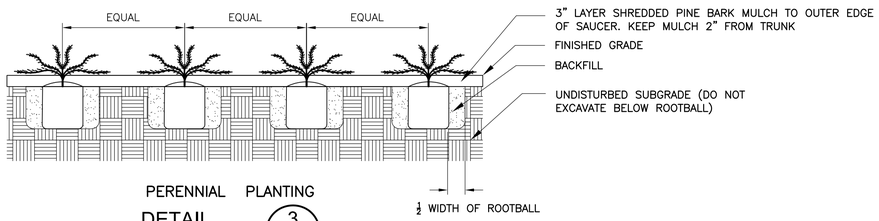
NOT TO SCALE



TREE PLANTING

DETAIL 2 / L–2

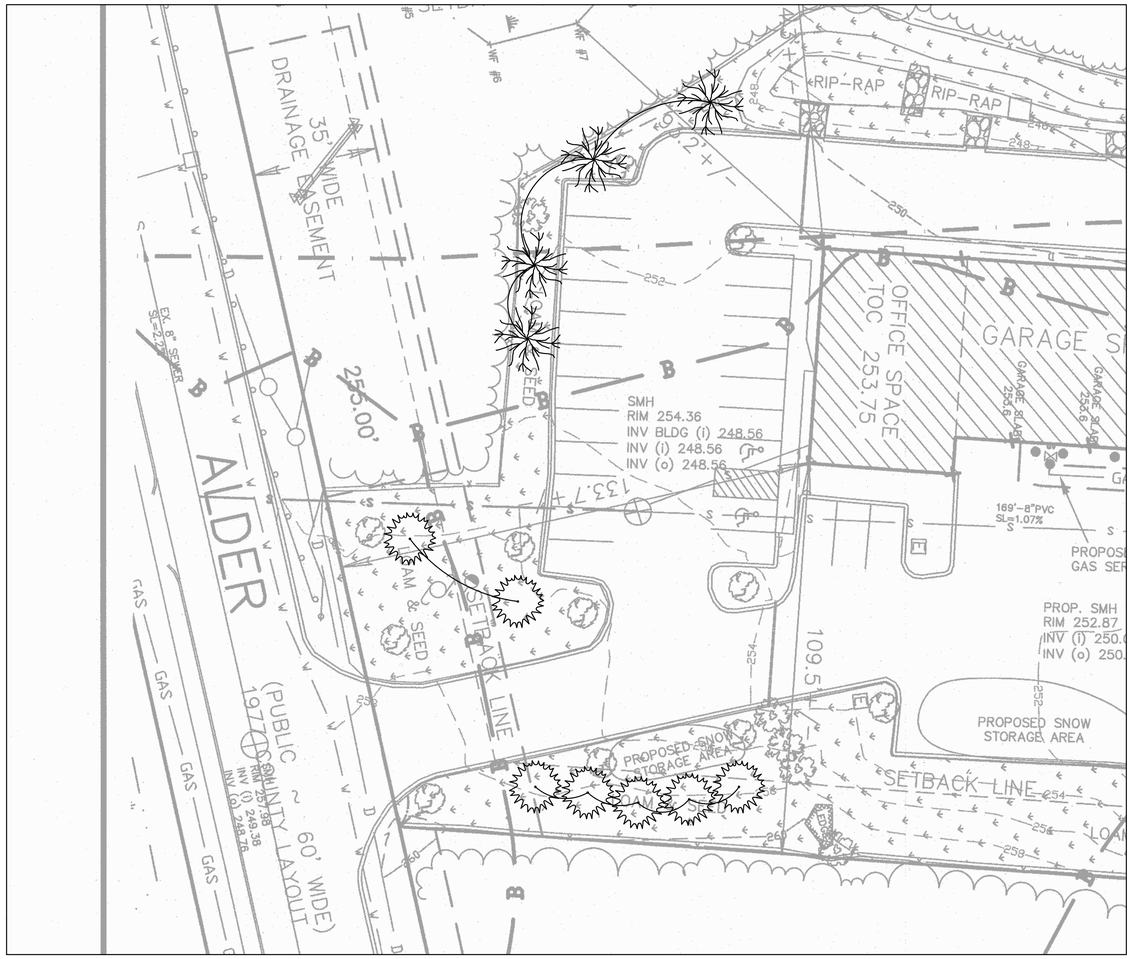
NOT TO SCALE



PERENNIAL PLANTING

DETAIL 3 / L–2

NOT TO SCALE



ADDITIONAL PLANTINGS AT 49 ALDER STREET

Plant Schedule					
Symbol	Quantity	Botanical Name	Common Name	Size	Root
Trees (11 Total)					
QR	4	QUERCUS RUBRA	RED OAK	2-2.5" CAL.	BB
JV	7	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7' HEIGHT	BB

NO.	DATE	BY	CHECKED	DESCRIPTION
1	8/9/24	JC	DF	APPLICANT CHANGE & BUILDING MODIFICATION
2	11/5/24	JC	DF	ADDITIONAL PLANTINGS PER CONCOM COMMENTS

REVISIONS

JOSEPH C. COAN REGISTERED LANDSCAPE ARCHITECT MASSACHUSETTS

JCLA
JOSEPH COAN LANDSCAPE ARCHITECTURE
STURBRIDGE MA | 413 | 668-4553

Proj. Mgr.: JC
Designed : JC
Drawn : JC
Checked : DF
Scale : AS NOTED
Date : APRIL 2023

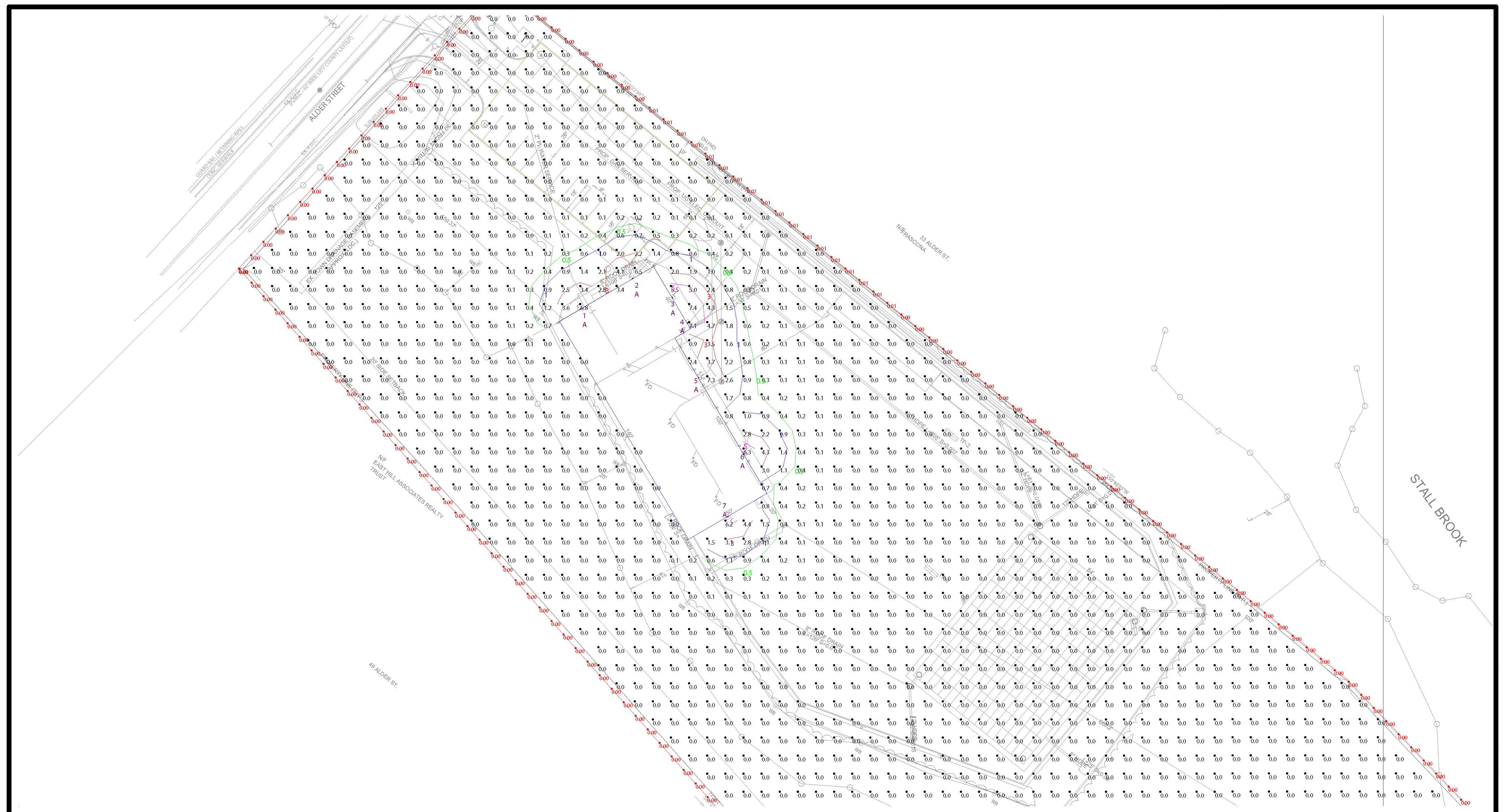
PLANTING DETAILS

PROPOSED COMMERCIAL BUILDING
39 ALDER STREET,
MEDWAY, MA

Proj. No.

Dwg. No.

L–2



Scale: 1 inch= 50 Ft.

RAB

408 W 14th Street, New York, NY 10014
888 722-1000 • rablighting.com

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Job Name:
Lawrence Waste Services
Medway, MA
Lighting Layout
Version A

Scale: as noted	PROJECT # : 236348
Date:8/23/2024	CASE # : 01408408
Filename: Lawrence Waste Services Layout 01408408A.AGI	
Drawn By: Margaret Koenig	

The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package, and should not be relied upon for any purpose.

Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Filename: Z:\Job Files\Holbrook Associated\Holbrook Associated 101064\Lawrence Waste Services\Working Files\AGI\Lawrence Waste Services Layout 01408408A.AGI

PLOT TO 11"X17"PAGE

Calculation Summary

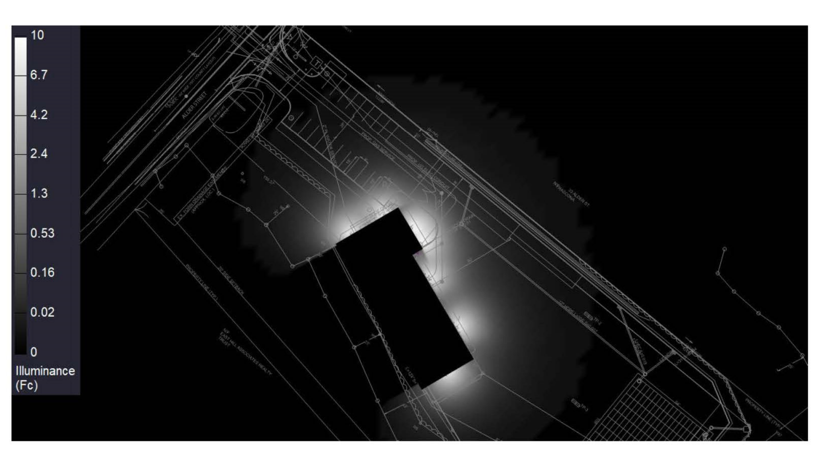
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Property Line	Illuminance	Fc	0.00	0.02	0.00	N.A.	N.A.	Readings taken at 0'0" AFG	10	N.A.	Horizontal
Site	Illuminance	Fc	0.06	7.4	0.0	N.A.	N.A.	Readings taken at 0'0" AFG	10	10	Horizontal
Parking	Illuminance	Fc	0.11	2.2	0.0	N.A.	N.A.	Readings taken at 0'0" AFG			

Luminaire Schedule

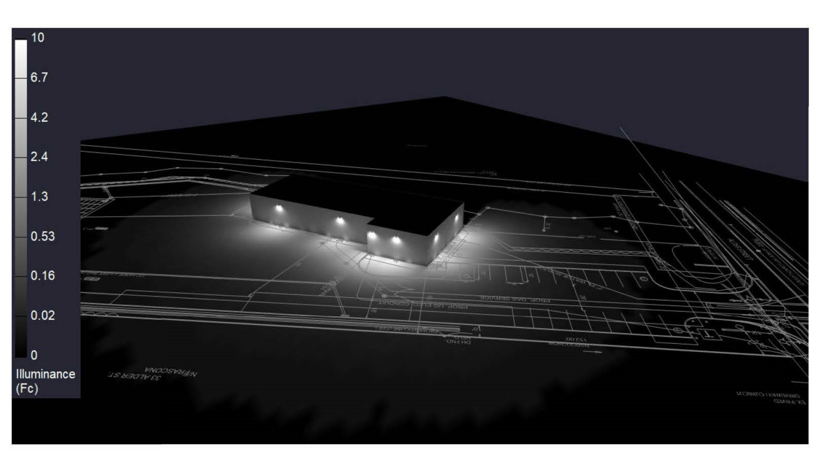
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts	BUG Rating
	7	A	SLIMFC37Y	Single	3339	1.000	Wall Mounted (Full Cutoff | 37W | 3000K)	35.2	246.4	B1-U0-G0

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	190.181	282.295	16	120.501	0
2	A	218.918	299.222	16	120.501	0
3	A	240.549	288.753	16	30.501	0
4	A	249.013	274.647	16	30.792	0
5	A	255.093	244.41	16	30.501	0
6	A	279.965	202.137	16	30.501	0
7	A	271.298	167.594	16	300.501	0
Total Quantity: 7						



Plan View



Iso View

NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

RAB

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888 722-1000 • rablighting.com

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Job Name:
Lawrence Waste Services
Medway, MA
Lighting Layout
Version A

Scale: as noted | PROJECT # : 236348
Date:8/23/2024 | CASE # : 01408408
Filename: Lawrence Waste Services Layout 01408408A.AGI
Drawn By: Margaret Koenig

The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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Filename: Z:\Job Files\Holbrook Associated\Holbrook Associated 101064\Lawrence Waste Services\Working Files\AGI\Lawrence Waste Services Layout 01408408A.AGI

PLOT TO 11"X17"PAGE

SLIMFC37Y

RAB

37, 57 and 62 Watt SLIM Wall packs are designed to cover the footprint of most traditional wall packs. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze   Weight: 8.4 lbs

Project: ______ Type: ______

Prepared By: ______ Date: ______

Driver Info

Type	Constant Current
120V	0.34A
208V	0.20A
240V	0.17A
277V	0.15A
Input Watts	32.4W

LED Info

Watts	37W
Color Temp	3000K (Warm)
Color Accuracy	73 CRI
L70 Lifespan	100,000 Hours
Lumens	4,239 lm
Efficacy	130.8

Technical Specifications

Compliance

UL Listed:
Suitable for Wet Locations. Wall Mount Only.

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" and product that complies with the Trade Agreements Act

Dark Sky Conformance:
Allows for conformance to the IDA's fully shielding requirement, emitting no light above 90 degrees.

Construction

Footprint:
Designed to replace RAB HID WPT wall packs, both in size and footprint template, so upgrading to LED is easy and seamless

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die cast aluminum housing and door frame

Mounting:
Die cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

Full Cutoff:
Allows for conformance to the IDA's fully shielding requirement, emitting no light above 90 degrees.

Recommended Mounting Height:
Up to 20 ft

Lens:
Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution

Reflector:
Specular thermoplastic.

Gaskets:
The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS compliant components.

LED Characteristics

LED:
Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5 year period

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture to fixture color

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50-60Hz, 120V: 0.34A, 208V: 0.17A, 240V: 0.17A, 277V: 0.15A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Technical Specifications (continued)

THD:
2.84% at 120V, 4.91% at 277V

Power Factor:
99.7% at 120V, 94% at 277V

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Other

Accessories:
Available accessories include polyshield and wire guard. Click here to see all accessories.

Patents:
The design of the SLIM™ is protected by patents pending in US, Canada, China, Taiwan and Mexico

HID Replacement Range:
Replaces 200W Metal Halide

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

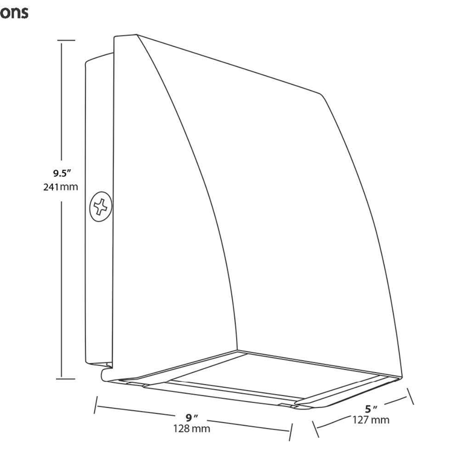
Optical

BUG Rating:
B1 U0 G0

SLIMFC37Y

RAB

Dimensions



Features

- Covers footprint of most traditional wall packs
- Easy installation with hinged access, bubble level and multiple conduit entries
- Tight-lock gasket keeps elements out
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options	Other Options
SLIM	FC	37	Y				
	FC = Full Cutoff (0 degrees) **Blank** = Cutoff (10 degrees)	**37** = 37W **57** = 57W **62** = 62W	**Blank** = 5000K Cool **N** = 4000K Neutral **Y** = 3000K Warm	**Blank** = Bronze **W** = White	**/BL** = Bi-Level **/480** = 480V **/D10** = Dimmable **Blank** = Standard (120-277V)	**Blank** = No Option **/PC** = 120V Button Photocell **/PC2** = 277V Button Photocell **/PCS** = 120V Swivel Photocell **/PCS2** = 277V Swivel Photocell **/LC** = Lightcloud Controller	**Blank** = Standard **USA** = BAA Compliant

REVISIONS

NO.	DATE	DESCRIPTION	BY	CK'D
1.	6/5/2023	REVISED PER CON. COMM. SITE WALK	RL	DTF
2.	10/19/2023	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
3.	3/4/2024	CLIENT CHANGE OF USE/BUILDING	MM	DTF
4.	9/4/2024	APPLICANT CHANGE & BUILDING MODIFICATION	MM	DTF
5.	11/1/2024	PER TOWN & PEER REVIEW COMMENTS	MM	DTF
6.	2/26/2025	FINAL PEDB ENDORSEMENT SET	MM	DTF
7.	3/11/2025	DRAINAGE EASEMENT MODIFICATION	MM	DTF

PROFESSIONAL SEAL

PROJECT:
PROPOSED COMMERCIAL BUILDING
39 ALDER STREET
MEDWAY, MA 02053

PREPARED FOR:
EAST HILL ASSOCIATES LLC
49 ALDER STREET
MEDWAY, MA 02053

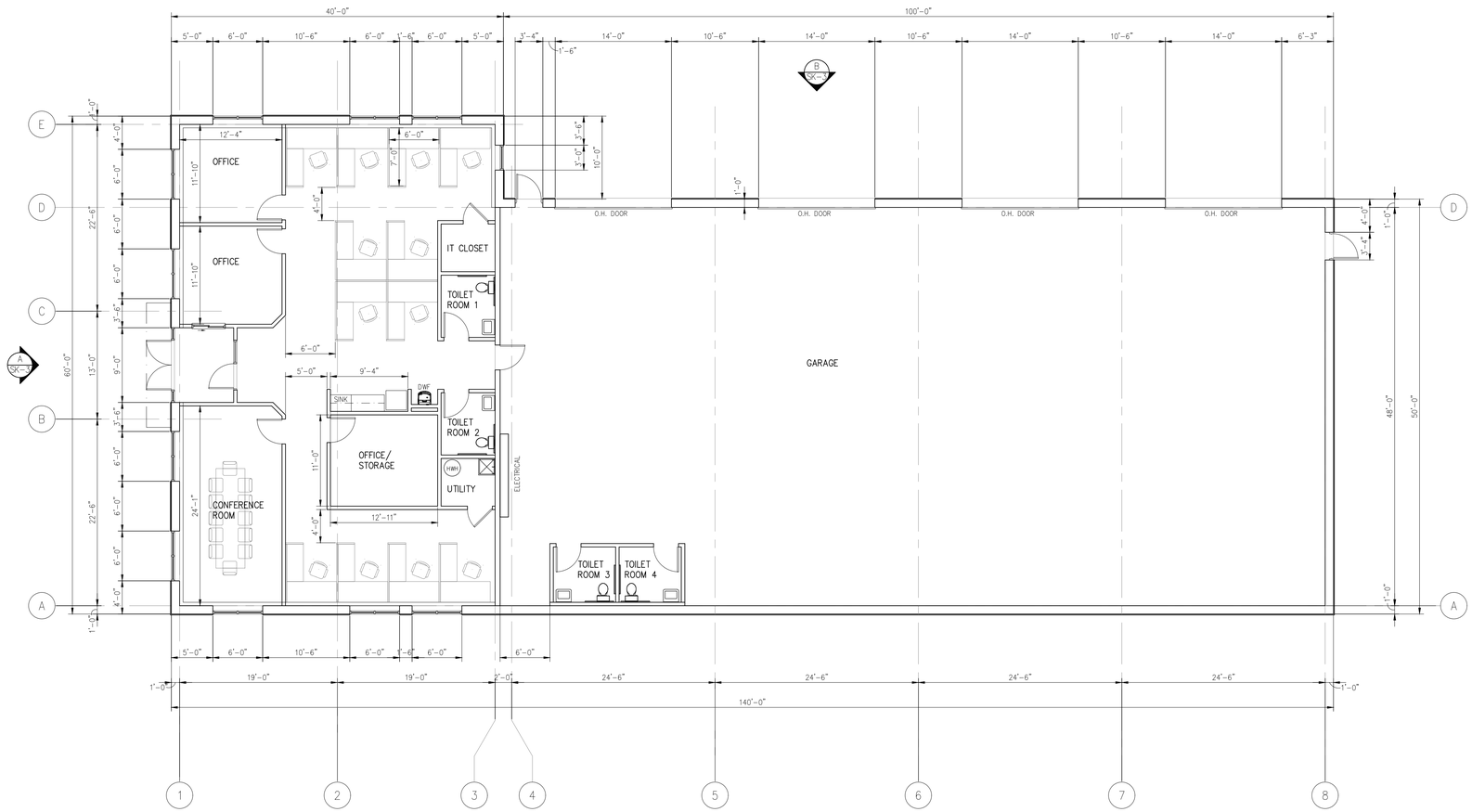
ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906

CMG EST. 2002

ISSUE DATE: 4/12/2023
DRAWN BY: MM | CHECKED BY: DTF
SCALE: AS NOTED
PROJECT NO.: 2024-128

LIGHTING PLANS

1 OF 1



8/13/24

1 SK-3 **Floor Plan**

0 2 4 8 16 FEET

LAWRENCE WASTE SERVICES

39 ALDER STREET

MEDWAY, MA

GROUP 7 DESIGN
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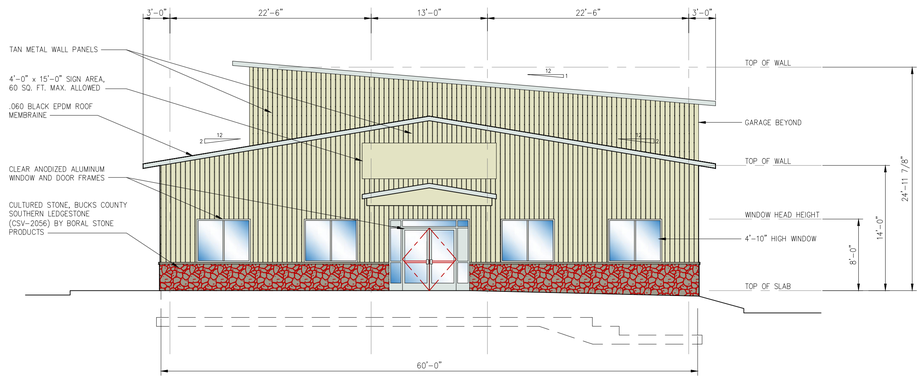
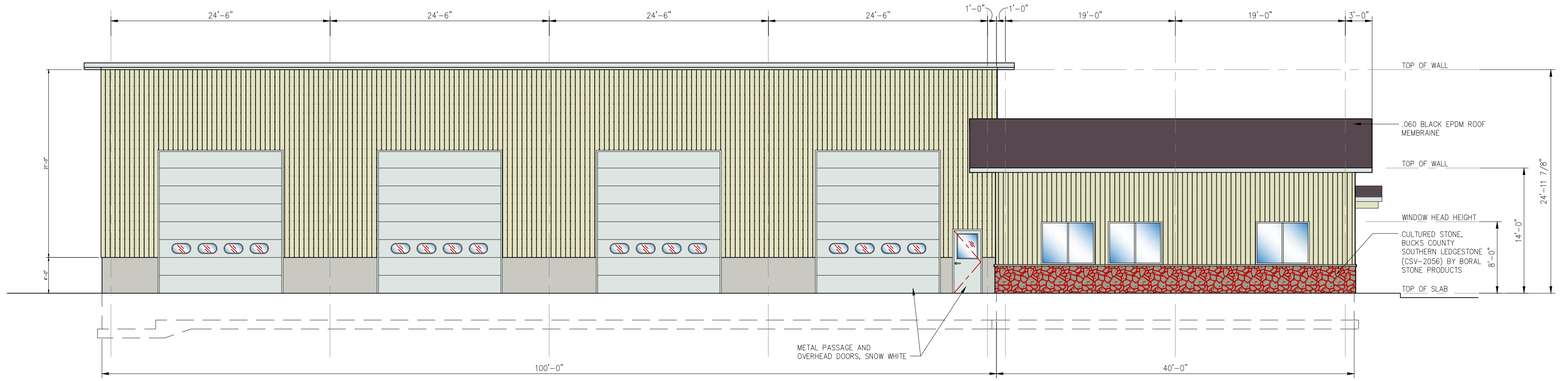


8/13/24

A SK-3 **Front Elevation**

0 2 4 8 16FEET



8/13/24

B SK-3 **Side Elevation**

0 2 4 8 16FEET

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39 ALDER STREET

MEDWAY, MA

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